



PUBLIC COMMENT SIGN IN SHEET

Tuesday, January 17, 2012

6:00 PM

Limited to forty [40] minutes, four [4] minutes per person.

Please be advised that citizens not utilizing their full four [4] minutes may not "donate" their remaining time to another speaker. As stated above, each speaker is restricted to a maximum of four [4] minutes.

Citizens with comments related to a specific action agenda item will be called first.

If time permits additional citizens may be permitted to speak on a non agenda items [at the discretion of the Chair].

PRINT Information Below

	FULL NAME	AGENDA ITEM FOR DISCUSSION	NON-AGENDA ITEMS
1	Michael Hembree	Cane Creek 11-23	
2	Bill Lancaster	Cane Creek 11-23	
3	WALT CARTER	CANE CREEK	
4	Paul Schuttz	Cane Creek	
5	Suzie Cornelius	Primary + Pointe West	
6	Lillie Davis	2011-213	
7	David Wittnebert	Cane Creek	
8	Paul F. CARROLL #1	willow lane	
9	Tom Markovich		2011-213
10	VIM COOPER	CANE CREEK	
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			

Everyone speaking before Council will be required to do so in a civil manner. Council will not tolerate personal attacks on individual council members, county staff or any person or group. Racial slurs will not be permitted. Council's number one priority is to conduct business for the citizens of this county. All citizens who wish to address Council and all Boards and Commission appointed by Council should do so in an appropriate manner.

NOTE: Non Agenda Item matters can be addressed except for those which, due to law or proper protocol, would be inappropriate for public meetings of Council, such as, but not limited to, partisan political activity and/or comments.

Council may make closing comments directly following the public & extended public comment sessions if time permits.

MATCH

WATER

SEE
MAP 193-05
NORTH HARBOUR

13
34.35AC

2

CANE CREEK
LANDING

KEOWEE LAKE

14
4.9AC

SEE
MAP 193-02
ELEVEN OAKS
SUB

11 12 17
100 100 100
100 100 100
23
99AC

SEE
MAP 193-07
EMERALD POINTE II

SEE
MAP 193-04
CANE CREEK HARBOUR
PHASE I

10
1.5AC

3
3.95AC

20
.85
AC

22
1.8AC

6
25.8AC

4
1.5AC 2.1AC

18
3.09AC

19
1.85AC

S. C 188

KEOWEE

3

RCA - TAM - WFO
MAG. NORTH

Emeline S. Hendershot
Deed 110 - 145
Plat P34 - 176
Plat W - 130
Deed 110 - 350
Plat P37 - 178

Church of the Nazarene
R - Page 181
- Page 150

Emeline S. Hendershot Estate

Betty G. Phillips
Deed 12X - 170-177
Plat P43 - 10

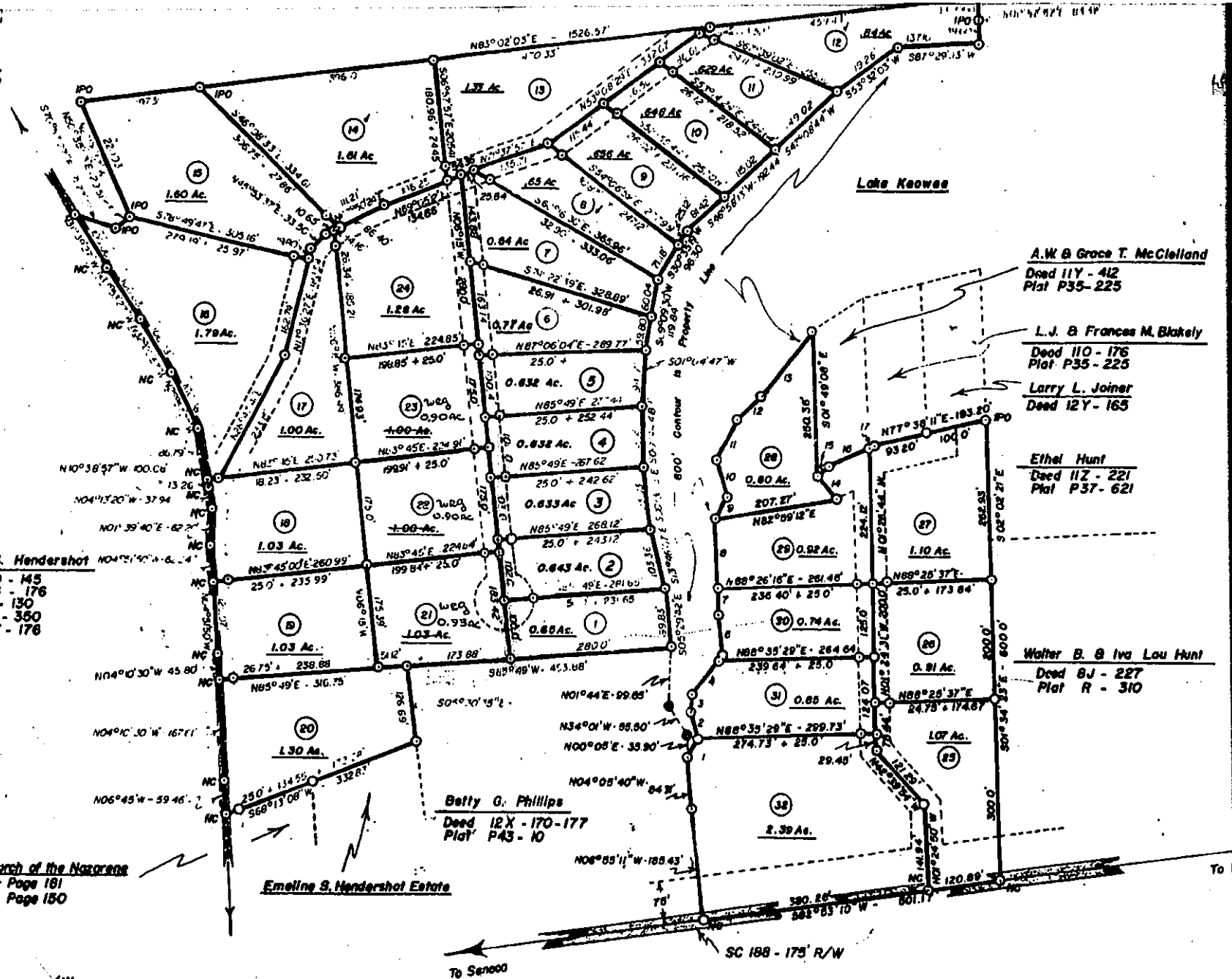
A.W. & Grace T. McClelland
Deed 11Y - 412
Plat P35 - 225

L.J. & Frances M. Blakely
Deed 110 - 176
Plat P35 - 225

Larry L. Joiner
Deed 12Y - 165

Ethel Hunt
Deed 11Z - 221
Plat P37 - 621

Walter B. & Iva Lou Hunt
Deed 8J - 227
Plat R - 310



To Seneca

SC 188 - 175' R/W

"I hereby certify that the ratio of precision of the perimeter of lots 1-24 is 1:10040.19' and the perimeter of lots 25 - 32 is 1:14438.85' as shown hereon.

ORDINANCE 2011-23 -- Attached copy of request by property owner/ letter to Planning Dept.

On May 3, 2010 the following property owners (Tax Map # shown) listed in the Cane Creek Zoning Petition requested Traditional Rural Zoning by way of certified request. Action taken by the Planning Dept. is shown, changing the request to Residential or not shown at all in any zone. These findings are included in your backup meeting material to be voted on at this meeting. When Ms. Heller made a motion to assign the Ag Res it was our understanding that the entire requests would fall under Ag Res, but not so. In our opinion where there are mistakes made in such important issues as this, the entire motion should be denied. Again, please consider the Traditional Rural Zoning for these requests. (A MARKED MAP SHOWING THESE PARCELS ALONG WITH THE REQUESTS AND LETTER STATING REASON FOR REQUESTS IS IN PLANNING OFFICE)

Lillie C. Davis	208-00-01-012	Not listed at all	
	208-00-03-009	Ag Res	13.44 Acres
	208-00-03-037	Ag Res	2 Acres (adjoining the 13.44)
Willie J Powell	208-00-01-011	Ag Res	23.18
Romaine Powell, Sr.	208-00-01-003	Ag Res	34.54 Acres
(James & Theresa	208-00-03-030	Ag Res	(ALL
(Cleveland	208-00-01-059	Not listed as Ag Res or any other	(CONNECT
(208-00-03-003	Ag Res	(
(208-00-03-004	Ag Res	(
James W. Henderson	208-00-01-009	Residential	33.97 acres
Charles J. Stinnett	208-00-03-011	Residential	5 acres
Edna N. Chapman	208-00-04-001	Residential	
Ruth B. Burnett	208-00-03-010	Residential	

All of the above is located on the S. Cove Road with the exception of 2 acres which is on Indian Oaks Road off of S. Cove Road. I have spoken to Planning Office, so corrections may have been made.

May 3, 2010

Oconee County Planning Department
415 S. Pine Street
Walhalla, SC 29691

Attn: Aaron Gadsby, CFM
County Planner, and Oconee County Council

This letter is in reference to the Petition that Jim Codner has previously submitted to County Council and Oconee County Planning Department to zone properties located in the South Cove Park area and Cane Creek.

Today, we are submitting signatures from property owners in the South Cove area because we are not satisfied with his selection of how we should be zoned. The zoning choices he, or whomever helped to decide for us, is not our choice. We would like to be zoned as Traditional Rural District as this is more suited for our lifestyle, and a choice of our own, not by some elite group that chose to choose for us. All of these property owners have owned or lived at these properties for many years and feel very confident that they maintain some authority as to how it is used. None of these requests have come from any developed subdivision. Included in this group of requests is some property that is lakefront, but not in a subdivision, and has been in each family for many years, passed down through family members. The lake came to them. The acres in these requests is approximately 140 and is not what you might call a petition, but we were advised by the Planning Department that presenting by this method would be recognized in that we do not agree with Mr. Codner and that we would receive recognition and our request would be considered. Hopefully as we have requested.

Also, we would like to add, as Mr. Codner stated the primary goal was to prevent lakeside properties from unrestrained development that would negatively impact property values and the pristine residential nature of the lake, and he also included South Cove Road in his protection clause. We would like to add "we are well aware of safeguarding the future of our property also."

We would like to thank both the Planning Department and County Council for their consideration.

Lillie C. Davis
Willie Jo B. Powell

I hereby certify that I own a parcel of property in the South Cove Road area and desire that my property be zoned as Traditional Rural District.

Print Owner's Name(s) JAMES H. CLEVELAND THERESA W. CLEVELAND

Address 230 South Cove Rd., P.O. Box 921 Seneca, SC 29679

Signature James H. Cleveland Theresa W. Cleveland

Tax Map Number(s) 208-00-03-030 Date 3-27-10
208-00-01-059

208-00-03-003 } James H. Cleveland
208-00-03-004 }

I hereby certify that I own a parcel of property in the South Cove Road area and desire that my property be zoned as Traditional Rural District.

Print Owner's Name(s) James W. Henderson

Address 151 Nellie Scott Drive, Seneca SC 29672

Signature James William Henderson

Tax Map Number(s) 208-00-01-009 Date 4-1-10

I hereby certify that I own a parcel of property in the South Cove Road area and desire that my property be zoned as Traditional Rural District.

Print Owner's Name(s) Lillie C. Davis

Address 330 S. Cove Rd. Seneca, S.C. 29672

Signature Lillie C. Davis

Tax Map Number(s) 208-00-01-012 Date 4-3-10

208-00-03-009

208-00-03-037

I hereby certify that I own a parcel of property in the South Cove Road area and desire that my property be zoned as Traditional Rural District.

Print Owner's Name(s) Willie Jo B. Powell

Address 325 Forraine Circle Seneca SC 29672

Signature Willie Jo B. Powell

Tax Map Number(s) 208-00-01-011 Date 4-2-10

23.18



I hereby certify that I own a parcel of property in the South Cove Road area and desire that my property be zoned as Traditional Rural District.

Print Owner's Name(s) CHARLES J. STINNETT

Address 14021 S. RADIO STATION RD. SENECA, SC 29678

Signature Charles J. Stinnett

Tax Map Number(s) 208-00-03-011 Date 4-5-10

I hereby certify that I own a parcel of property in the South Cove Road area and desire that my property be zoned as Traditional Rural District.

Print Owner's Name(s) Romaine C. Powell, Sr. Revocable Trust

Address 325 Romaine Circle Seneca SC 29672

Signature Willie J. Powell, Trustee

Tax Map Number(s) 208-00-01-003 Date 4-9-10

I hereby certify that I own a parcel of property in the South Cove Road area and desire that my property be zoned as Traditional Rural District.

Print Owner's Name(s) EDNA N. CHAPMAN

Address 101 S. COVE RD. SENECA, S.C. 29672

Signature EDNA N. CHAPMAN

Tax Map Number(s) 268-00-04001 Date 3-29-2010

~~Print Owner's Name(s) Ruth B. Burnett~~
~~Address 422 South Cove Rd. Seneca 29672~~
~~Signature Ruth B. Burnett~~
~~Tax Map Number(s) 208-00-03010 Date 4-8-10~~

I hereby certify that I own a parcel of property in the South Cove Road area and desire that my property be zoned as Traditional Rural District.



Mountain Lakes AccessHealth
298 Memorial Drive
Seneca, SC 29672
864-885-7341
Fax 864-885-7345

The mountain lakes community is home to approximately 14,000 residents who live below the federal poverty level and are without insurance (2010 local health assessment). Many are not eligible for Medicaid or Medicare. The unemployed, as well as those working two or three jobs to make ends meet, do not have the ability to do what so many of us take for granted. They are without the resources to pay for a doctor's visit—leaving them feeling vulnerable and insecure.

This puts these members of our community at great risk. Many turn to the Emergency Department for care. Others may neglect health problems altogether. Preventive care, meanwhile, is almost unheard of for the uninsured.

Subsequently, the health of our entire community is affected, driving up health care costs and burdening hospitals and social service agencies. Those who go without preventive care or are unable to pay attention to early signs of illness become more expensive to treat as their physical problems worsen and sometimes never improve.

Mountain Lakes AccessHealth (MLAH) is a new community network comprised of more than 20 local agencies working together with physicians to strengthen healthcare delivery for the uninsured. Through compassionate care coordination, low-income uninsured adults meet regularly with MLAH team members (Nurse Case Manager & Eligibility Specialist) who conduct a psychosocial / medical assessment and develop an individualized plan of care. This care plan includes: arranging medical and social service appointments through volunteer network providers; providing on-going education on chronic disease management; connecting patients to additional resources and federal assistance programs; seeing that needs are met and chronic illnesses are managed and prevented; and providing follow-up appointments to ensure that everyone has an opportunity to improve their quality of life. This case management model is one of thirteen AccessHealth models across South Carolina (funded by The Duke Endowment and endorsed by the SC Hospital Association) designed to transform healthcare delivery for the uninsured. **It is a shift from crisis management to prevention, early intervention and disease management.**

The need is great.

- Top three Emergency Department discharges at Oconee Medical Center: ear, nose & throat infections, dental conditions and urinary infections.
- Top three inpatient discharges: diabetes, congestive heart failure and pneumonia.

By providing patients with a medical home, intensive education and follow-up, we can manage care more efficiently and effectively.

What outcomes can we expect?

- Improved health status
- Engaged community partners and better use of local resources
- Shift from "crisis care" to "prevention, early intervention and disease management"
- More efficient care and reduction in healthcare costs

To learn more about how you can get involved in this community program, call 885-7341.

Mountain Lakes AccessHealth

Transforming Healthcare Delivery for the Uninsured



Healthcare Reality in SC



- ❑ One in six South Carolinians has no health insurance.
- ❑ Why? They can't afford it!
- ❑ SC ranks 48th in health status.
- ❑ In 2010, SC hospitals provided \$1 billion in services for which they were not paid.
- ❑ Businesses with insurance are paying increasingly higher premiums.

Oconee County Findings



- 1 in 5 (18-64 yrs) uninsured in county; 14,000 working age uninsured
- In '09, Top 3 uninsured ED discharges: ENT, Dental, Urinary Tract Infections -- \$1,100,893
- In '09, Top 3 uninsured inpatient discharges: Congestive Heart Failure, Bacterial Pneumonia and Diabetes -- \$1,819,850

What About the Uninsured



- More likely to delay needed medical care until they become very ill.
- More likely to go without screenings or preventive care
- Turn to emergency departments for primary care but not always appropriate source of care.

In Our Community...

- 9,483 visits to the ED by uninsured adults
= \$23.7 million (FY 2011)

Time for Change....



The uninsured need a medical home!

The **medical home**, a health care setting that facilitates partnerships between individual **patients**, and their personal **providers**, and when appropriate, the patient's family. It is an approach to providing **comprehensive** primary care. The provision of medical homes may allow better access to health care, increase satisfaction with care, and improve health.

The Journey Begins.....

- The SC Hospital Association endorsed a case management model called AccessHealth. The model is similar to Project Access which is now nationwide.
- The Duke Endowment recognized a need for change in caring for the uninsured and has invested in the infrastructure of 13 sites across SC.



AccessHealth SC Programs

Spartanburg	Kershaw
Lakelands	Richland
Tri County	Northeastern
Allendale	Beaufort
Coastal Plain	Fairfield
Georgetown	Greenville
Oconee	



What is Mountain Lakes AccessHealth?

Eligible clients meet with a Care Coordination team to:

- Conduct assessments
- Develop a Care Plan
- Connect to a **medical home** and other network providers
- Provide on-going follow-up and education to help eliminate obstacles to care



Anticipated Outcomes

- Improved health
- Engaged Community Partners
- Better Use of Local Resources
- More efficient care and reduction in healthcare costs
 - reduction in inappropriate ED use and reduction in hospital readmission rates

Shift from crisis care to prevention, early intervention and disease management



AccessHealth Spartanburg ROCI

- Yr. 1= 1300 screenings, 700 patients enrolled, 55 graduated.

Outcomes/Returns

- Total Year 1 Hospital Est. Cost Savings = \$574,096
- Total Year 1 Client Est. Benefit = \$120,967
- Total Year 1 Employer Est. Benefit = \$12,472
- Total Year 1 Community Est. Benefit = \$9,094

149% Return on Community Investment

- **“For every \$1 invested in the program, there is \$1.49 returned in benefits.”**

Impact Areas for Our Community FY 2011

- 9,483 visits to the ED= \$23.7 million
- 245 uninsured adults visited the ED 5+ times
- 26 uninsured adults visited the ED 10+ times
(350 visits) = **\$857,791**

AccessHealth Creators Believe that.....

- The mechanism for change is the development of community-based networks of care that include hospitals, community health centers, free clinics, rural health clinics, physicians and others working to leverage and align resources so care is provided in the most efficient, cost effective manner.



AccessHealth SC



Connecting People for a Healthier SC

*“Right care.
Right place.
Right time.”*

QUESTIONS?



OCONEE COUNTY COURT HOUSE RESTORATION

Oconee County Council

Tuesday, January 17, 2012



**DESIGN SOUTH
PROFESSIONALS, INC.**

engineers

architects

planners

REDCLAY
DEVELOPMENT
PRESERVING HISTORY IN THE CAROLINAS

AGENDA

Ware Shoals Story

Proven Success

Ware Shoals Inn

Current Project

Katherine Hall

Recommendation

Mayor Bonnie Maxwell

Plan for Oconee County Courthouse

Action Requested & Questions

Ware Shoals Historic Perspective



Proven Success Ware Shoals Inn National Register of Historic Places LEED Certified



Facade



Photograph from WWW.nationalregister.sc.gov



Rear Elevation



Photograph from WWW.nationalregister.sc.gov



Main Entrance



Photograph from WWW.nationalregister.sc.gov



Interior Inglenook



Photograph from WWW.nationalregister.sc.gov



Interior Dining Room



Photograph from WWW.nationalregister.sc.gov



Current Project Katherine Hall



Mayor Bonnie Maxwell Town of Ware Shoals

Town of Ware Shoals

P.O. BOX 50
WARE SHOALS, NORTH CAROLINA 28086
TEL: 704/457-148-2748
FAX: 704/457-0228

Mr. Jeff Tracy, Chairman
Davidson County Council
400 S. Pitts Street
Raleigh, NC 27601

January 11, 2012

Dear Mr. Tracy:

Through our long-standing and meaningful relationship, I am pleased to give Ware Shoals Town Council Member Jeff Tracy the following approval on behalf of Town Council for the Ware Shoals Community.

Five years ago, our community began to have a number of options to protect the old Millers Ware Shoals building and its unique history. In 2007, we were approached by Red Clay Development, LLC, which was approved by Town Council. The idea of placing the structure into the National Register of Historic Places, restoring it to its original condition, and placing it back into use as a "warehouse museum for artists" is what we were looking for. It is a unique opportunity for Ware Shoals to have a new museum on the town with us. It is a unique opportunity for residents over 55 years of age contributing to the town in a variety of ways, and social activities of many activities.

The restoration of the historic Ware Shoals building is a project that the Town of Ware Shoals has been engaged with a contract to build. The City of Raleigh and the artist Katherine Holtford in 2010 across the street from the town. Red Clay is currently in the process of being approved for the project. The project will have a 30-year period and will be very profitable for the town. The project will have a 30-year period and will be very profitable for the town. The project will have a 30-year period and will be very profitable for the town.

Sincerely,



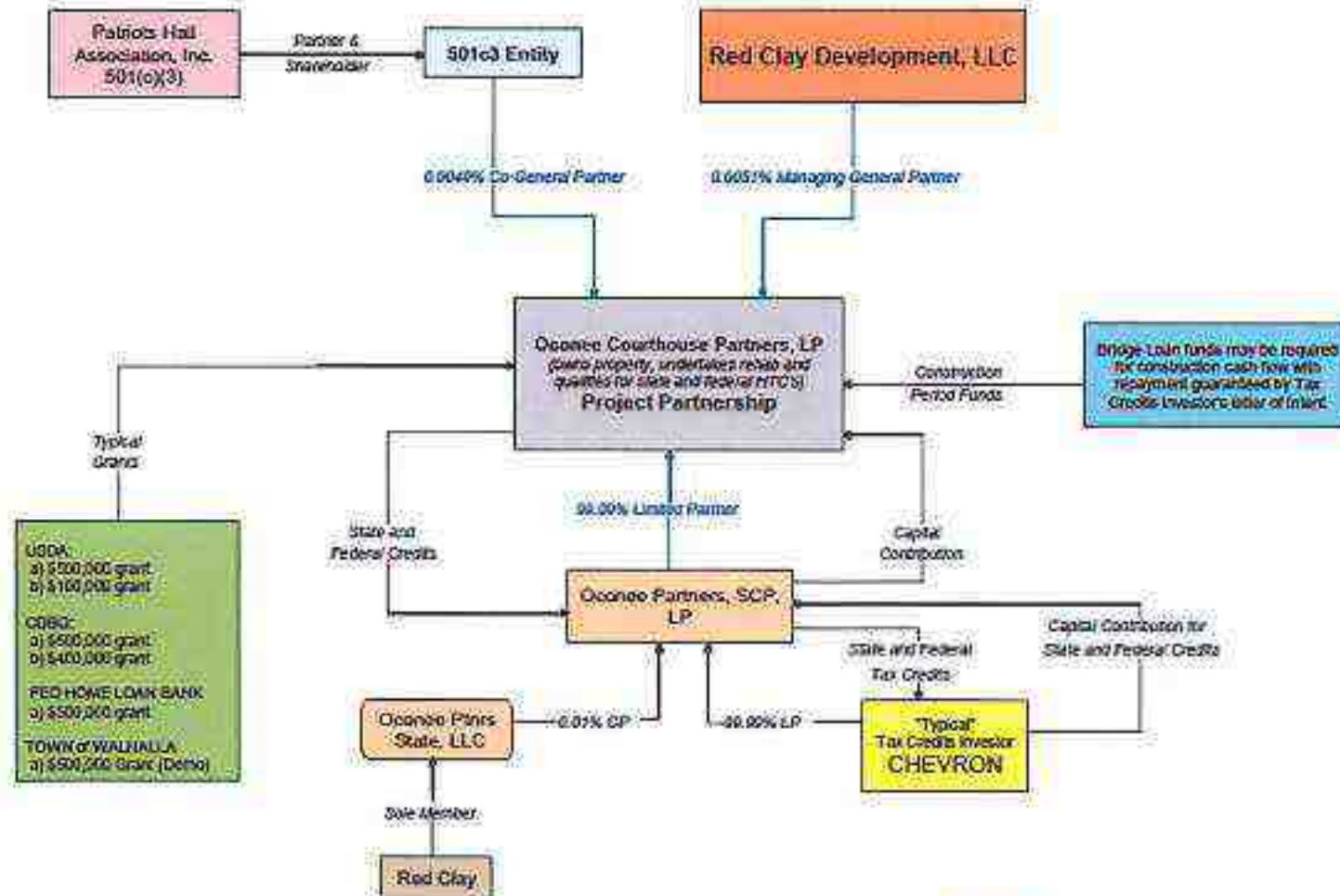
Bonnie Maxwell, Mayor
Town of Ware Shoals

Oconee County Court House



Oconee County Court House

Old Courthouse Restoration Project
 Walhalla, SC
 State HTCs and Federal HTCs



Action Requested

Delay Demolition

Complete Agreement with the Oconee County for this Team to
Move Forward

Allow Time to Establish Necessary Organizational Structure

Form Appropriate Legal Entities

Allow Time to Evaluate / Negotiate Tenants

Allow Time to Arrange Grants / Tax Credits

Support to Project Locally

Total Time Estimate

Six to Ten Months for Agreements, Tenants, Grants & Tax
Credits

Five Months for Design

Twelve Months for Construction

Town of Ware Shoals

P.O. BOX 510
WARE SHOALS, SOUTH CAROLINA 29692
TELEPHONE 864 / 456-7478
FAX 864 / 456-7528

Mr. Joel Thrift, Chairman
Oconee County Council
415 S. Pine Street
Waihalla, SC 29681

January 17, 2012

Dear Mr. Thrift:

Although wanting to attend your meeting in person, I'm unable due to the Ware Shoals Town Council Meeting tonight. I would however, like to offer the following statement on behalf of Town Council and the Ware Shoals Community.

Four years ago, our Community seemed to have exhausted all options to preserve the Historic Ware Shoals Inn and had actually begun securing bids for its demolition, when Vision Ware Shoals, LLC (owned by Red Clay Development, LLC) approached our Town with the idea of placing the structure onto the National Register of Historic Places, restoring it to its original condition, and placing it back into service as "Affordable Housing for Seniors". What was earlier a "closed" 51 room commercial hotel paying almost no taxes is today back on the tax rolls as 23 beautiful condo style apartments for residents over 55 years of age contributing to the Town in not only tax base, but overall utilization of many downtown business.

The restoration of the Historic Ware Shoals Inn was so successful that the Town of Ware Shoals has since entered into a similar contract to allow Red Clay to restore and re-habilitate Katherine Hall (built in 1913) across the street from the Inn. Red Clay is currently busy acquiring leases for the tenant base required to allow the restoration to proceed and we are very excited about the impact this second project could have on the Town's overall economy. We fully recommend Red Clay and their qualified design team as they seek to provide similar services to Oconee County. If I can be of further assistance, please feel free to contact me.

Sincerely,



Bonnie Maxwell, Mayor
Town of Ware Shoals

Beth Hulse

From: Frank Workel /workel@redclaydevelopment.net
 Sent: Tuesday, December 13, 2011 2:40 PM
 To: Beth Hulse
 Cc: Scott Moulton, Administrator, Acme Service Job Trnt (scot@thetraining.com); Paul Corbett, Reg Dealer (paulcorbett@bcsouth.net)
 Subject: RE: Oil Courthouse Proposal / Preparation to County Council / January 17, 2011

Dear Ms. Hulse,

Thanks for the opportunity to present our recommendations to County Council. Assuming our meeting will be held in the same venue as we visited last night and the same computer/projection system is available, we'll have all information intended for display stored on a flash drive, with plans to leave you a copy of everything displayed via compact disc for your subsequent review.

In an effort to better acquaint you with the process of "stacking" tax credits and grants to fund an historic restoration like the Orange County Courthouse, attached please find assorted general information on our recently completed and similar sized restoration of the Historic Ware Shoals Inn, (<http://www.wareshoalsinn.com>). In addition, the YMCA Community Wellness Center currently under development by Red Clay sits directly across the street and will be using the same process. Both projects are located in the Town of Ware Shoals, South Carolina.

Please feel free to call at your convenience to coordinate the delivery of any items you may need in advance of the meeting.

Thanks again for the invitation.

Sincerely,



RedClay Development, LLC
 P.O. Box 3871
 Greenville, South Carolina 29608
 (704) 507-8935 (Phone)
frank@redclaydevelopment.net

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12/13/2011



Ware Shoals Inn - An Apparition of the Past



by Frank Workel | photography by Melissa Humphries

If I could go back to Ware Shoals in the 1920s, I'd listen to the sounds of a freight train coming in from Shoals Junction dropping off cotton to the mill. I'd watch a textile league baseball game at Riegel Stadium. I'd see the bustling crowd of mill workers hurrying home to their families as the sun goes down—an indication of "quitting time."

As I drive this way, however, I see the corner of Greenwood Avenue and Main Street an apparition of the past—a piece of revitalized history. The livery black-hed street, front porch-cast column of the Ware Shoals Inn proudly declares its grandeur as if in the heart of the town.

Their prosperity vanishes however in 1916 and makes the quiet mill town before its current ownership and restoration.

But the post building fell into a serious state of disrepair. "When they raised the tax, it was a free for all the way for what they call Frank Workel, the first person owner and proprietor. The place was behind but easy to locate. We had a lot of good in there."

Frank's construction company, Red Clay Development, specializes in the restoration of historic buildings. He took over:

strip of the lot from the owner of Ware Shoals, transforming the old building into a five-rooming, seven-bathroom development. Its 34 original rooms have been modified into 22 one-bedroom apartment units, all with a kitchen and bath. Some units have two bedrooms.

Damage over the years means that much of the interior had to be rebuilt, but some parts were preserved. All of the original flooring has been recovered piece by piece, sanded, and refinished. The fireplace, mantel, and hearth have been preserved as well. The windows, symmetrically lined on each side of the fireplace, were brought back from a local and restored in the city. Worked pieces are still on display in the new kitchen. The overhead lighting fixtures and sconces emulate the "schoolhouse" design customary in the 1920s.

Most of the exterior walls have been restored with a grid-style panel over plaster, a common practice for load-bearing walls in the 1920s.

"People don't realize walls with plaster are important. They are structural," Wozick says. "We found a company who takes their own plaster. The companies who were the company was so liberal with his plaster recipe that he would never let his workers to see how to make it."

The rooms were separated from their main area by stairs and at least two doors—two could stand with one hand—leading to each room.

The building's exterior also received a makeover. The roof beyond new work of paint. Several windows had to be replaced and the new ones were carefully cut to match the original owner's house front design. On the other hand, the windows are original. Each pane was removed, polished, and carefully put back in place.

"Anything that is salvaged must be salvaged," Wozick says.

The Ware Shoals Inn is listed on the National Register of Historic Places. State and federal tax credits helped make it possible to restore the property.

Wozick, Terrie Corporation, records that was the kitchen



John Derrick, former principal of Ware Shoals High, recounted a time in the Bamboo Room when a heated game of bridge culminated in a male tenant hurling a female tenant into a fishpond behind the Inn.

of the Inn. Both two buildings—both called the Ware Shoals Inn. The first, the "Old Inn," was a wooden two-story structure with porches that stretched along the entire building, a tower-like structure compared to the current inn's mix of Colonial Revival and Bungalow Cottages architectural styles.

"We were the only family in the old Inn at that time. Every one else was a single landlord and worker," recalled resident D.K. Lee, whose family moved into the old Inn in 1918. "Some where we were before that, I felt that was a big harvest."

"As the town grew, a much larger Inn was needed. In 1925, the new Ware Shoals Inn opened in the center of town, its layout was the same as the first. Single bedrooms, single and double, breakfast room, and dining. Single and double had a place to stay. Some stayed a few days, while others lived in the Inn and they found houses and started families. At one time, Highway 28—the Old Highway—ran right through the Inn of Ware Shoals, and this brought a great deal of traffic to the Inn."

"You see of how when you need to know whether you were invited to stay at the Roper's house or the Ware Shoals Inn."

says George Beck, former Ware Shoals mayor. "It was only the close friends of the Roper family who were invited to stay at the Roper Inn."

In its heyday, most of the rooms within the Inn were converted as the hotel in which they were built. The third floor's Bamboo Room, named for its ornate bamboo wallpaper and furniture, hosted parties, receptions, and other gatherings. It also became a venue for competitive bridge games. In an incident in The Observer, John Derrick, former principal of Ware Shoals High, recounted a time in the Bamboo Room when a heated game of bridge culminated in a male tenant hurling a female tenant into a fishpond behind the Inn. Today, the former Bamboo Room has been turned into two separate apartment units.

The Radio Room, on the bottom floor, was a popular gathering spot for many occupants. It was a room for leisure where some would relax while listening to radio programs, a common activity for the general public in the 20s and 30s. Others went there to drink, play cards, lounge in the nearby lawn in music, or play the piano.

"It was not of a common case," says Ware Shoals local Al-



36 | Greenwood Observer/January 2011



36 | Greenwood Observer/January 2011



Bert Thomas, who moved to the town in 1952 after ascending from Regal's sales staff in Tulsa, Okla. "I wanted to do any thing you wanted."

Even after a landslide replaced the city, residents still called it the dining room. Now it has been turned into an apartment.

But among the town's white, cross-the-Dining-Hall set with a lot of pride. Located on the bottom floor, the Dining Hall was the town's largest room. It was essentially a kitchen with tables, chairs, a serving line, a buffet, and a kitchen in the back.

"They had some really good meals there," Thomas remembers. One of his favorite meals included a steak, tomato greens, baked potatoes and fried cornbread. "If you wanted, they would just get it for you."

The Dining Hall was popular with residents and outside alike. Many were included in the town and served three times a day. Thomas had assigned seats, while outside guests sat at other tables. He made it easier for the manager to make sure all the town's occupants had been served food.

The Dining Hall also served as place for events, parties, and informal dances. In 1980, visitors and nurses gathered there for a luncheon to honor the Regal Textile Corporation for donating an "L" for Efficiency banner. The banner honored Regal for its efficiency in producing work clothes for Army and Navy workers during World War II. A photograph of the event now

decorates the fireplace at the restaurant.

"All types of events were held there: formal weddings, Lawn Club meetings, Evening Eastern Star gatherings," says George Ray. "Practically any social function going on in the town at that time would have been held there."

One former resident, Francis Trogan, remembers the Dining Hall well. In 1962, as a single father raising a 10-year-old son, he met his future husband there.

"A group of us went back from sleeping one day and had lunch in the Dining Hall. That was when I met George," she remembers. "They also held their engagement party at the town. We certainly have fond memories there."

What used to be the Dining Hall has now been turned into a large community room for residents to gather and play board games, visit, enjoy puzzles, and do other activities. The old kitchen area has been turned into a 24-hour laundry and mail room.

"A lot of times, I will come down here and work a laundry party," says Gerrie Rouse in the mail room next to her. "It's a wonderful place to be."

In 1971, the Regal Textile Corporation announced it would close the town after 48 years. Regal board chairman G. B. L. Henry didn't see a bright future for the old town. "Probably it will have to be demolished as remodeling went out of the question," he told the local press. "As one for the building is difficult to imagine."

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the GREENWOOD
chamber

www.GreenwoodSCchamber.org

117 Woodcrest Inn • P.O. Box 150 • Greenwood, SC 29642



This year, local businessman Tony Clary bought the town Regal, intending to keep it open. He made repairs, repaired the building, renovated some of the apartments and the Dining Hall, and even put in a short-order grill. He also installed a glass door and windows looking into the lobby. Clary opened the door for several years but soon sold Clary managed the Dining Hall. This took residents their own Clary school.

Over the years, other owners of various sizes in the town. In 1987, the bottom floor was turned into a multi-story shop and Susan and Jerry Wilson bought a building. They bought the town when they were in the town. The Wilsons bought the town when they were in the town. The Wilsons bought the town when they were in the town.

In 1997, a three-story owner bought the town. At least five years later, the town was damaged and other areas of the town were damaged by smoke and water. Many in the town were heartbroken as they watched their beloved town burn. A few years later, Richard Goodman bought the damaged town at an auction conditional on its first steps. Through the assistance of Regal, the price was less than \$200,000—half the price of an automobile, he explained—conditional on the old town.

Arthur Givens of Clinton finally bought the damaged town. In 1997, he then, more damage had been done. He repaired the town, but a reconstruction grant helped fund some repairs. Over the years, some shops in the town have been turned into the town's main street.

Now under the ownership of Frank Warkol, the town lives again. Many of its owners had long been part of a long history and most would not argue this point. They were excited over the town's long tradition of fellowship, singing, and playing the piano—which can now be found only in the main lobby.

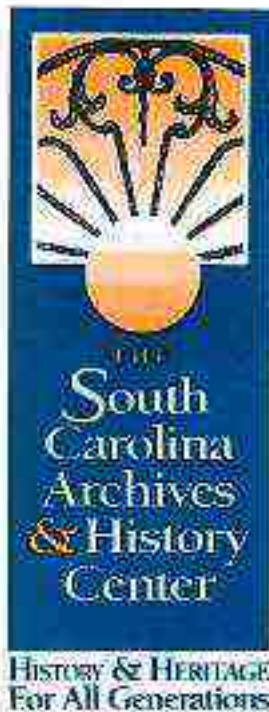
"We enjoy each other's company," says James Hillman, a retired Navy chief petty officer. He and his wife JoAnne have been in the town for years.

Ward Evans, a retired Air Force pilot, who works for a state-owned utility, says he's been in the town for 30 years. He says he's been in the town for 30 years. He says he's been in the town for 30 years. He says he's been in the town for 30 years.

For more information on visiting a town of the Regal Textile Inn, contact Tony Clary at 864-223-1000 or visit www.greenwoodsc.com.



The
**Palmetto
Trust for
Historic
Preservation**



2010 Preservation Awards



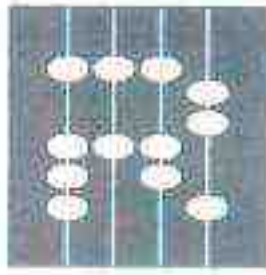
Gullah/Geechee

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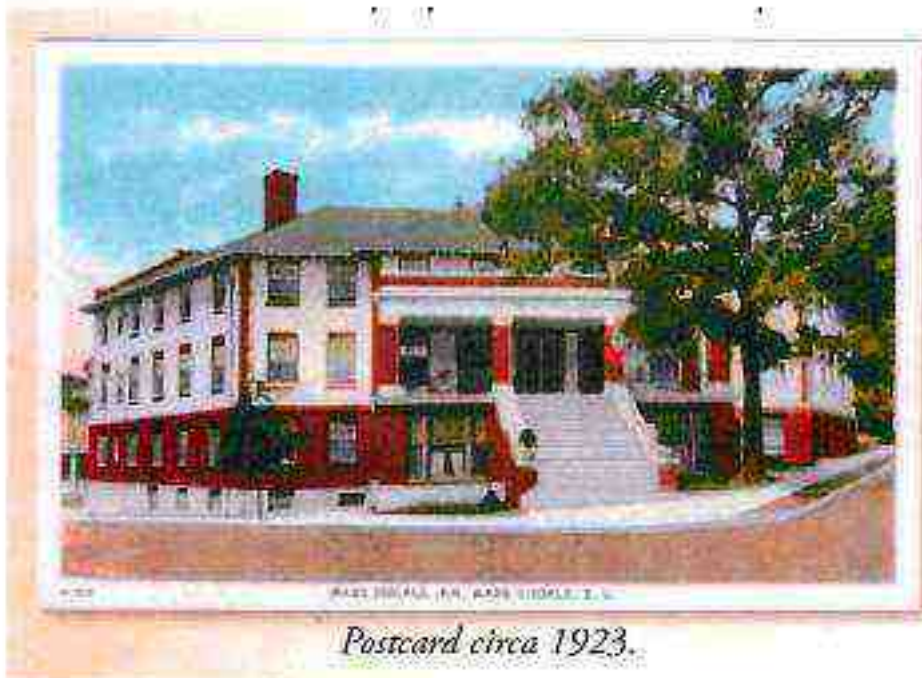
ELLIS:LAWHORNE

Ellis, Lawhorne & Sims, P.A., Attorneys at Law



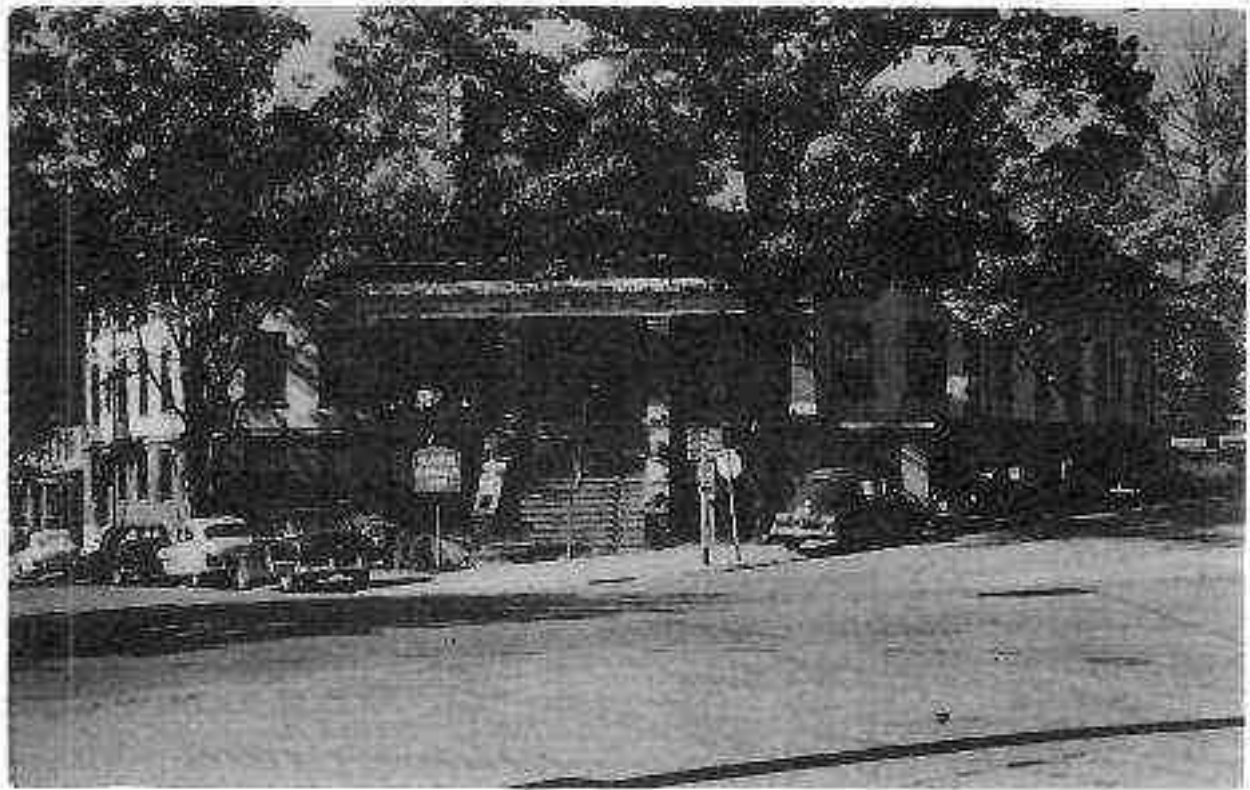
THE HISTORIC

WARE SHOALS INN



WARE SHOALS INN, WARE SHOALS, S. C.

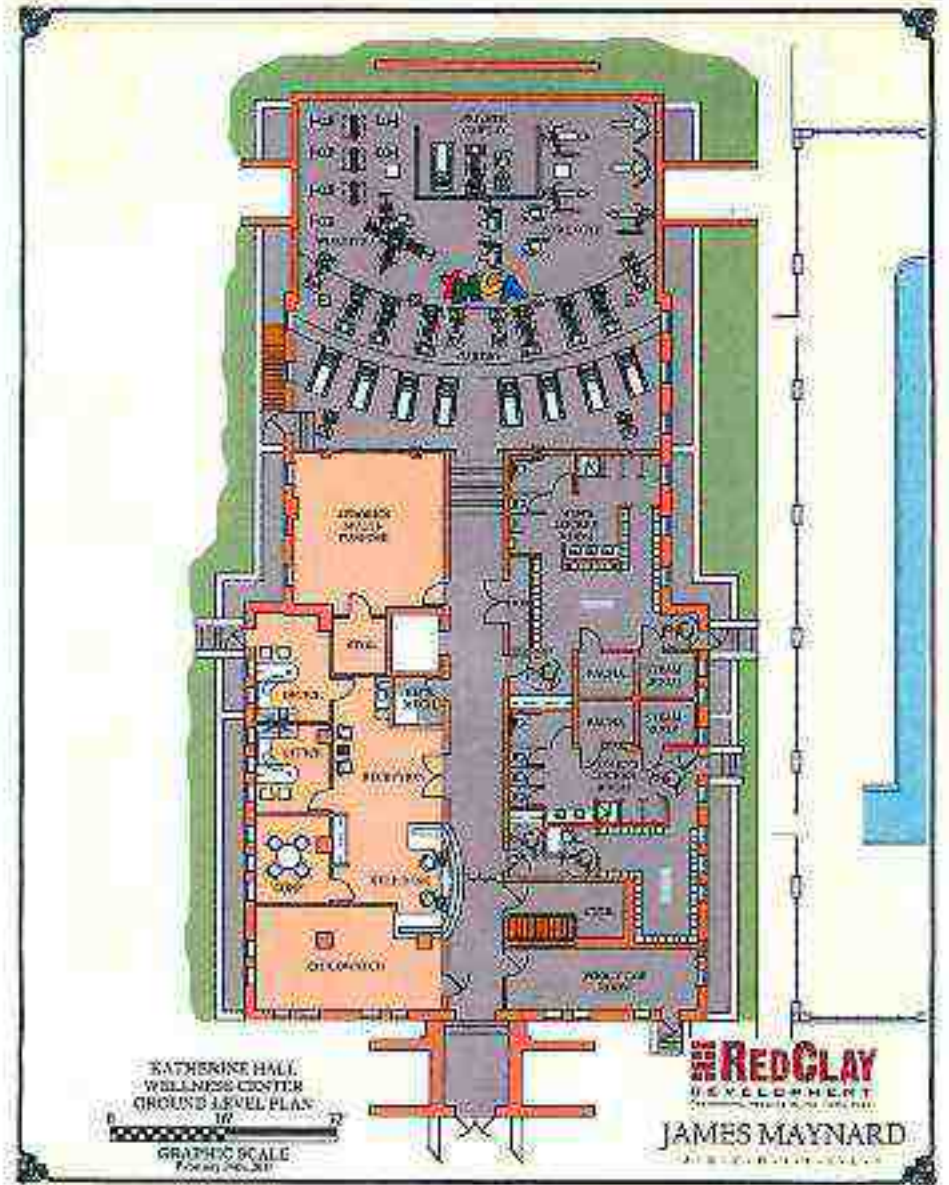
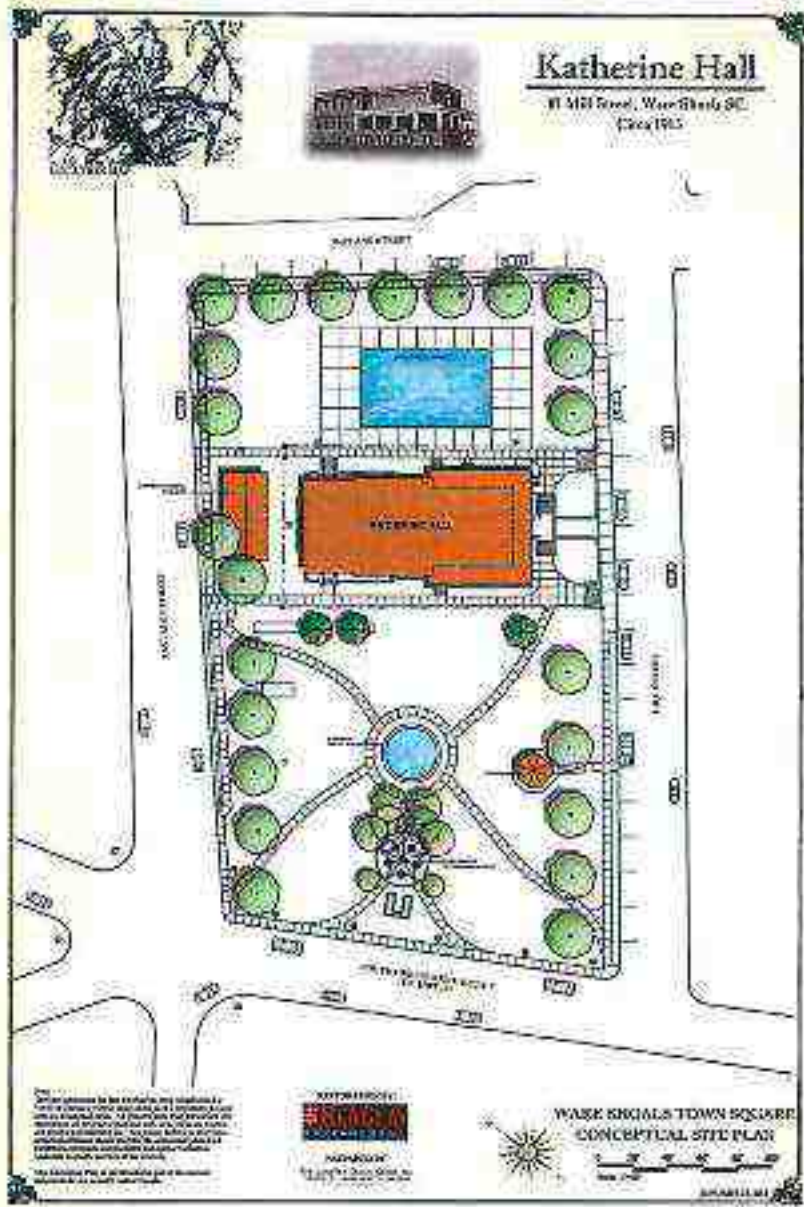
Postcard circa 1923.

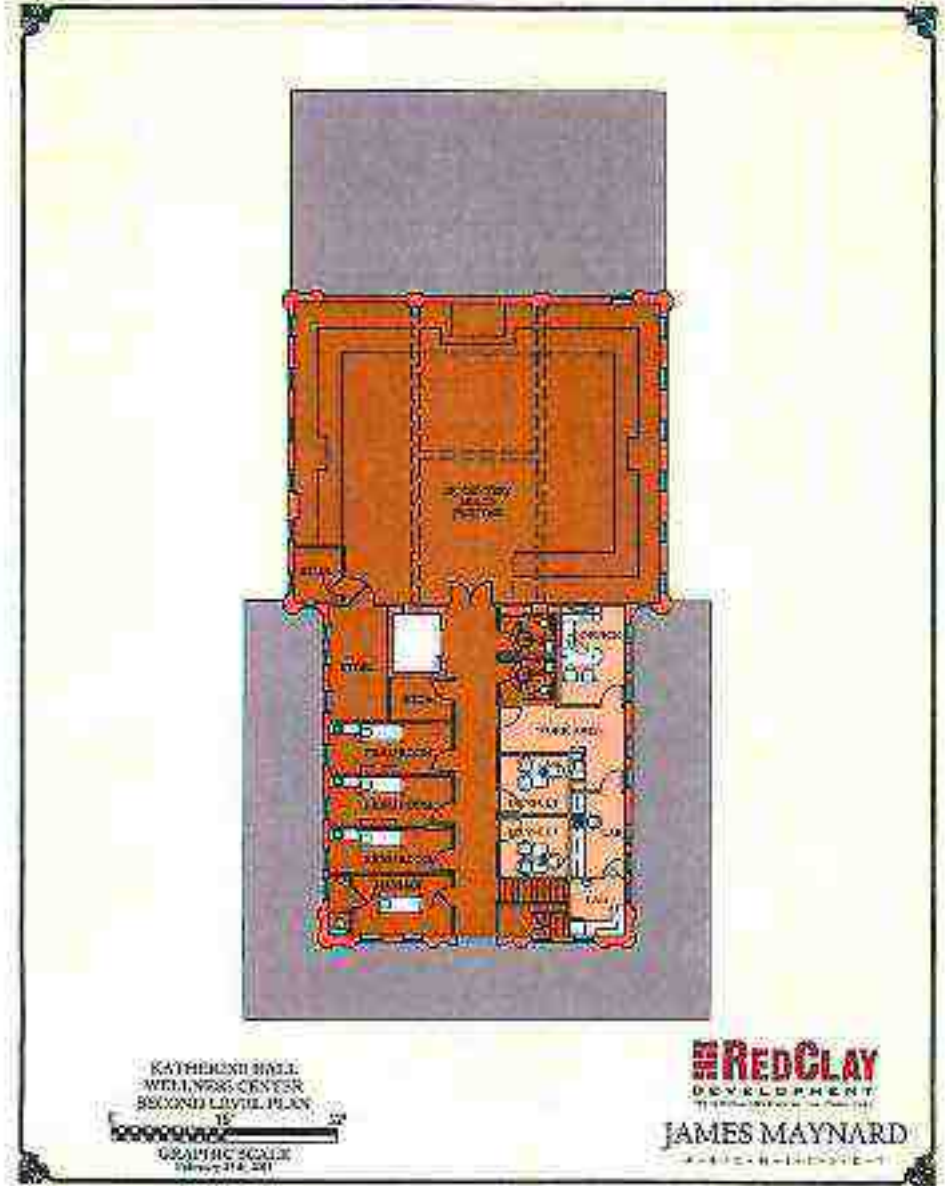
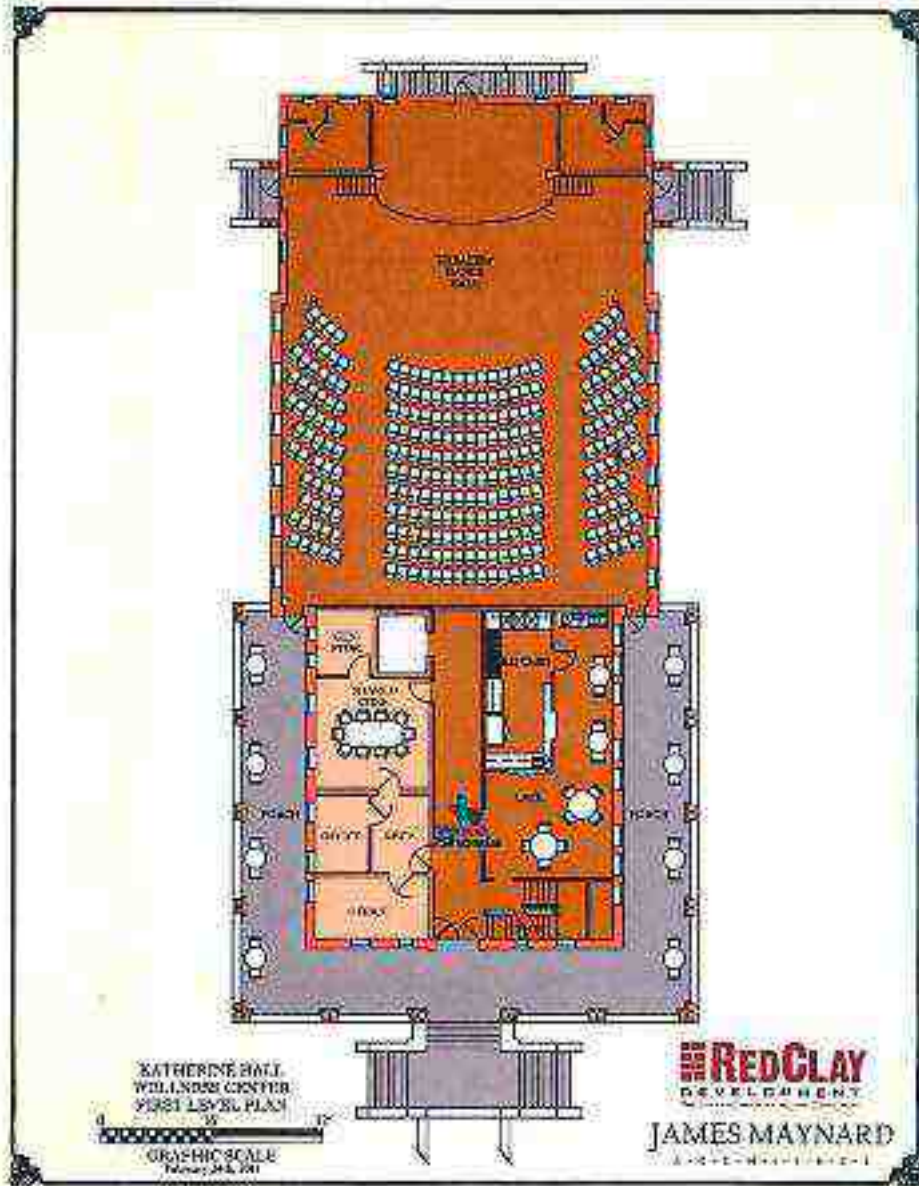














THE HISTORIC WARE SHOALS INN

Today restored to its original condition, the Ware Shoals Inn now serves as multi-family, affordable senior housing. It is LEED Certified and listed on the National Register of Historic Places.

The Inn was dedicated to the Ware Shoals community on June 12, the 30th anniversary of the Inn's closing, proudly honoring the Inn's past, present, and future.

Funding for this project was provided through programs administered by the SC State Housing Finance and Development Authority. Other funding sources were the Federal Home Loan Bank of Atlanta, Federal Historic Tax Credits, State of SC Historic Tax Credits, and SC Textile Tax Credits.

HISTORY

The Ware Shoals Inn has always held a prominent role in the community of Ware Shoals and the textile industry of South Carolina. Built in 1923 by the Ware Shoals Manufacturing Company, the Inn was a public establishment that served as a center of activity in the community.

Being one of several facilities built by the textile company, the Inn was a fundamental part of the development of the community. Having everything from business partners to employees, Boy Scout meetings to wedding receptions, the Inn met many needs of the company and the community.



Rebuilt after 1923.

Completed in April of 1923, the Inn featured public dining rooms, small meeting rooms, and 52 modern bedrooms, each with a private bathroom and an electric kitchen. The building itself was a beautiful structure in an ideal location. Its design and architecture was highly influenced by the textile company; its design was straightforward and efficient, yet incorporated many elements of the Arts and Crafts movement and the Colonial Revival, making it distinctive yet cohesive with its surroundings.



Royal Textile Corporation in the 1950s.

In the 1930's the Inn hosted events for Dr. D. W. Daniel of Clemson College, the Goodfellow Club, American Legion, and many other groups. During this time the Inn was invited to join the Southern Association of Hotels.

The Ware Shoals Inn continued to operate even after the manufacturing company was officially sold to Royal Textile Corporation and many of its other community properties liquidated. For over four decades, the Ware Shoals Inn retained its reputation as a popular place for community activities. In 1971, Royal decided it could no longer keep the facilities operating efficiently and sold the property to Tom and Mildred Clapp.

Today the Ware Shoals Inn serves as a prominent symbol of the town's history. Though the Ware Shoals Hill buildings were destroyed and ownership has changed hands several times, the Inn continues as a symbol of the town's past. It is now being restored and returned to its past glory maintaining as much historic value and appearance as possible. The Inn will be used as a home for seniors but will not serve as a retirement home – rather as more of a community.



THE HISTORIC
WARE SHOALS INN

After flooding and fires, it's still a
SURVIVOR



Inn being returned to 1920s splendor

The Ware Shoals Inn, a landmark building in the heart of the town, is being restored to its original 1920s splendor. The building, which was damaged by flooding and fires, is now being renovated by a local developer. The project is expected to be completed by the end of the year.

The inn, which was built in 1920, is a prime example of early 20th-century architecture. It features a grand entrance with a portico supported by columns. The building is made of brick and has a mansard roof. It was once a popular destination for tourists and is now being restored to its former glory.

The restoration project is being led by a local developer who is committed to preserving the town's history. The inn is expected to be a major attraction for visitors to the area. The project is also expected to create jobs for local residents.



The inn is being restored to its original 1920s splendor. The building, which was damaged by flooding and fires, is now being renovated by a local developer. The project is expected to be completed by the end of the year.

The inn, which was built in 1920, is a prime example of early 20th-century architecture. It features a grand entrance with a portico supported by columns. The building is made of brick and has a mansard roof. It was once a popular destination for tourists and is now being restored to its former glory.

RENDERINGS

Perkins Eastman

Proposed new site and historic rendering of the inn.



Main entrance of the inn



Main entrance of the inn



Side entrance and parking lot entrance



Rear entrance and drop-off area

THE HISTORIC WARE SHOALS INN

RENDERINGS

Proposed interior architectural renderings of the Inn.

Porcine Pedestal



View entrance of the Inn into the lobby.



An apartment within the Inn.



Lobby of the Inn.



An apartment within the Inn.

THE HISTORIC
WARE SHOALS INN

BEFORE

Images of the Inn prior to its restoration.



This area will serve as the executive room of the Inn.



The fireplace in the lobby.

THE HISTORIC
WARE SHOALS INN

DURING

Images from 2000 of the Inn during its restoration.



The Inn's stairs first to be taken down in the month before restoration can begin.



A planting season in the dining room.



Daniel assisting restoration.



View of a hallway in the Inn.



Detail of a door frame.

THE HISTORIC
WARE SHOALS INN

DURING

Images from 2003 of the Inn during its restoration.



Exterior of the Inn with a new roof and fresh coat of paint.



Concrete for an apartment.



Construction of the elevator.



Restoring the dining room.



Restoring the original fireplace in the lobby of the Inn.

THE HISTORIC
WARE SHOALS INN

HISTORY

Images, articles, postcards and other mementos of the Inn's legacy.



The fireplace of the Inn in 1936.



Seal with seal of currency in the Inn's company store.



An ad for the Ware Shoals Inn in 1935.

WARE SHOALS INN
 WARE SHOALS, S. C.
 Open 24 Hours
 Telephone 864-552-1404
 Fax 864-552-1405
 www.wareshoalsinn.com

POST CARD

WARE SHOALS INN
 WARE SHOALS, S. C.



Viewed circa 1965.



Sign for the Ware Shoals Inn in 1956.

THE HISTORIC
WARE SHOALS INN

CREDITS

DEVELOPMENT

Vision Ware Shoals, LLC

ARCHITECT

Perkins Eastman
 Charlotte, NC

GENERAL CONTRACTOR

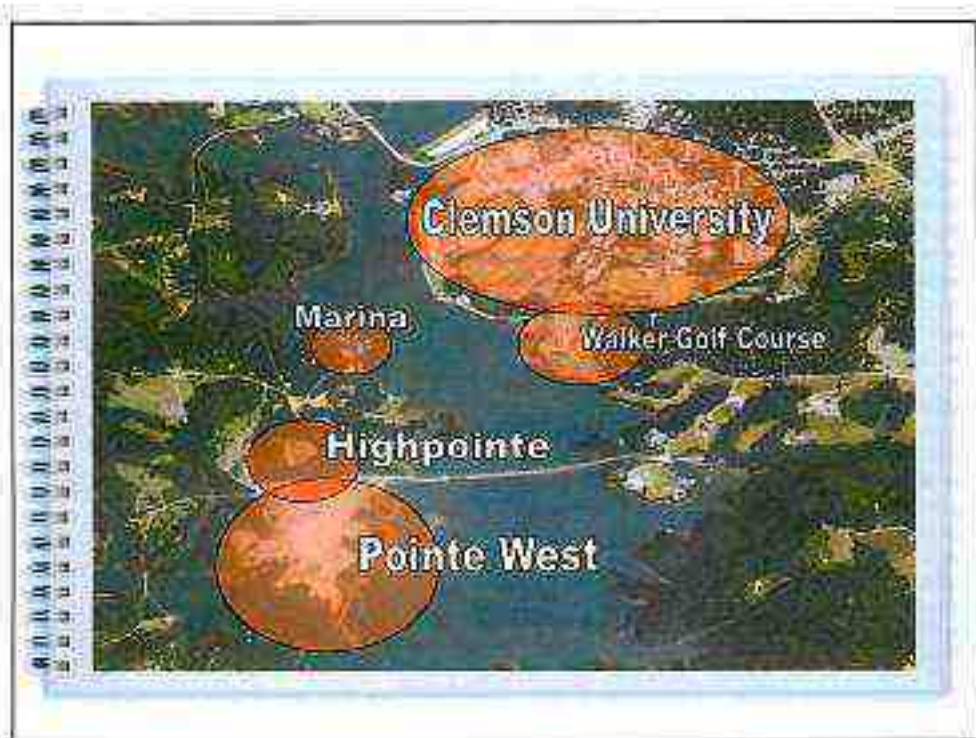
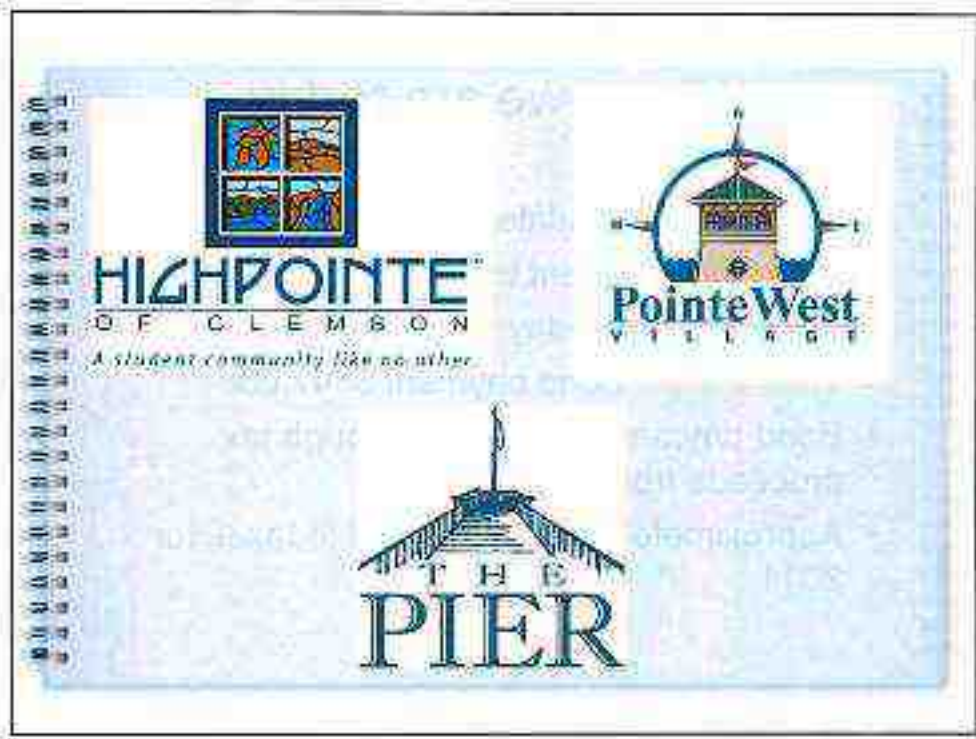
James B. Jones Construction Company, INC
 Abbeville, SC

MARKETING MATERIALS

The Awen Group, LLC
 Shelby, NC

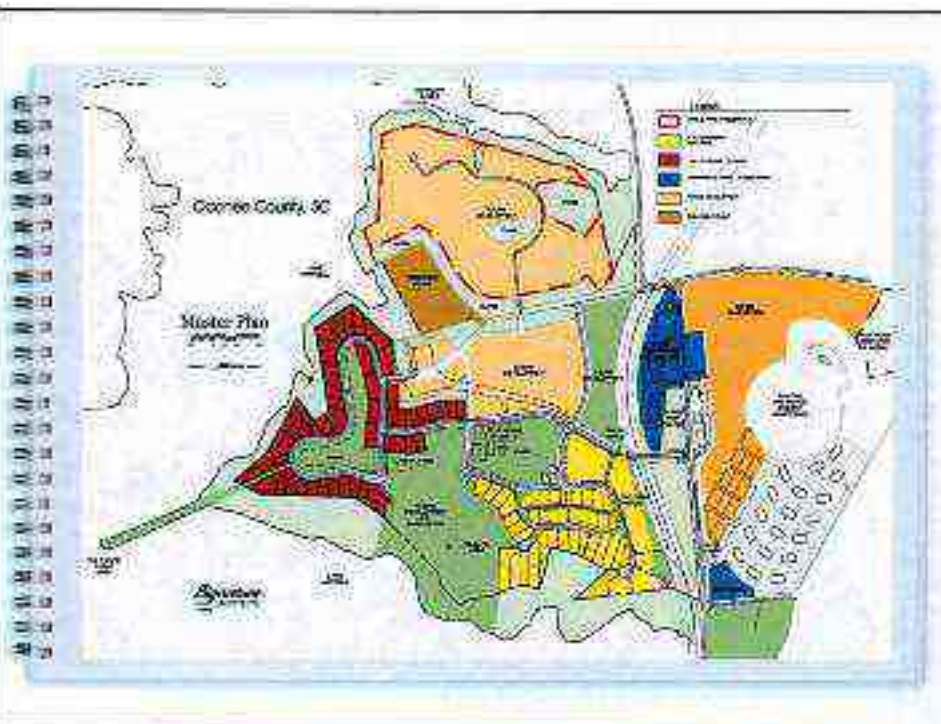
For more information, call 864-552-1404.

THE HISTORIC
WARE SHOALS INN



Where we are today

- Construction update
- Bond money spent to date
- Taxable value today
- Total annual Bond payment \$347,000
- Bond payment is covered through tax proceeds from project
- Approximately \$ 800,000 paid in taxes for 2011





HIGHPOINTE™

O F C L E M S O N

A student community like no other.

www.highpointeofclemson.com





Overview

- 95-acre master-planned student community
- 2 miles to Clemson University
- 5 miles to Tri-County Technical College
- 221 units in place
- Planned for 279 more
- Future development based on market demand
- Total taxes paid to Oconee Co. to date for project approx. \$470,000

Bridge Program

- Home to the Tri-County Technical College "Bridge To Clemson" Program
- 575 students in August 2012
- Planned to grow to 900 students

Highpointe Phase I,II,III and IV

- 221 units as of August 2011
- 1,2 & 4 bedrooms
- 98% leased as of August 2012
- Over 859 students August 2011
- Total taxable Value at **\$44,000,000**
- Total taxes paid 2011 \$470,000
- Total taxes paid 2012 will be \$530,000

Educational Facility



\$2.5 million value

Total taxes paid in 2012 \$30,000

Pointe West

A Lakeland Village near Clemson University

Living Well

www.pointewestvillage.com



Reason for Delay in Pointe West

- Continued economic down turn
- Too much general lot inventory in area
- Lack of financing from banks to lot purchasers
- Competition from failed subdivisions including bank owned lots
- Little or no new construction. No lending therefore no spec. building
- Environmental delay. Change of roadways

New Plan for Pointe West

- New focus
- Potentially waterfront and interior lots
- Developed when market returns
- Projected taxable value for single family \$60,000,000

Master Plan

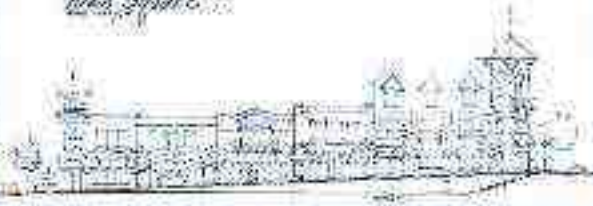


Proposed Commercial Village

- Small town feel and architecture
- Road/streetscape improvements
- \$20M+ investment
- Potential uses
 - TQTC Educational Facility (Complete August 2009)
 - Post office, convenience, grocery
 - Medical/Financial services
 - Graduate student townhomes and lofts
 - Casual dining, coffee, bookstore, and dessert



*people want village
look square*



Student Cottages



THE
PIER

Cottages

- Top ranked multi-family project of the year in 2010 is student cottages
- Winner of 3 awards in student housing magazine
- Billed as future of student housing based on site availability

Student Housing Business Magazine Award

BEST NEW DEVELOPMENT, COTTAGES — OFF-CAMPUS

Winner: The Cottages of Baton Rouge
Location: Louisiana State University (Baton Rouge, Louisiana)
Submitted by: Capstone Companies

Opening in August 2010 with 100 percent occupancy, The Cottages of Baton Rouge consists of 150 units ranging from one to five bedrooms, and an 11,000 square-foot spa-like clubhouse for residents. With prices starting at \$530 per bedroom, residents enjoy a unique lifestyle in Baton Rouge, while paying rates very comparable to other student communities in the area. With a growing enrollment at Louisiana State University, which is projected to increase each year, The Cottages have brought a development with the student in mind in a community in need of additional housing. With the initial success of The Cottages of Baton Rouge — all 563 bed spaces were occupied the first year — a second phase was started and is due to open in August 2011. Once completed, the entire project will house a total of 1,280 LSU students in 382 units. As of February 2011, 1,100 beds of the 1,280 available have already been leased. Our judges were tough on this category, but believed this to be the strongest of the entries.

"A terrific, large-scale deal that has performed remarkably well," said one. "Although different from other cottage projects, its style resonated with LSU students."

The Retreat at Lake Tamaha



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Cottages of Baton Rouge



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Aspen Heights



Chimney Ridge of Clemson



The Retreat of Clemson



The Pier Phase I

- Starting February 2012
- 30 cottages in Phase 1 \$7.5 million
- Available August 2012
- Phase II construction projected start in Fall 2012 to include 100 cottages- \$25 million
- Final phases based on market demand for a total projected value of \$60 million

Public Access

- 35 acres of Parks open to the public
- Walking and Biking Trails
- Boardwalk and Pier
- Beach and Picnic Area
- Village and Town Green

The Pier

- Higher density
- Tax base can grow faster
- Taxed at 6% low impact on schools
- Density will allow faster development of commercial area
- Additional funds for bond payment

Current team of TWRD and Trehel

- Marketing, management construction and development in-house
- Team has developed \$120,000,000 in projects in area over the last 10 yrs.
- Developed 1,800 beds in local market
- Building and developing student housing over 22 yrs.



Highpointe, Pointe West and The Pier

- Taxable value today approx. \$65,000,000
- Taxes paid to date approx. \$800,000
- Taxes paid towards bond \$347,000
- Future taxable value at build out \$250,000,000



PUBLIC HEARING SIGN IN SHEET

OCONEE COUNTY COUNCIL MEETING

DATE: January 17, 2012

6:30 p.m.

Ordinance 2011-19 "AN ORDINANCE TO AMEND THE OCONEE COUNTY ZONING ENABLING ORDINANCE, ORDINANCE 2007-18, IN CERTAIN LIMITED REGARDS AND PARTICULARS, ONLY, AS TO REZONE A SERIES OF PARCELS SPECIFIED HEREIN, AND TO RATIFY AND AFFIRM ALL OTHER PROVISIONS OF ORDINANCE 2007-18 NOT AMENDED OR MODIFIED HEREBY; AND OTHER MATTERS RELATING THERETO" *[Mathis request]*

Ordinance 2011-24 "AN ORDINANCE TO AMEND THE OCONEE COUNTY ZONING ENABLING ORDINANCE, ORDINANCE 2007-18, IN CERTAIN LIMITED REGARDS AND PARTICULARS, ONLY, AS TO REZONE A SERIES OF PARCELS SPECIFIED HEREIN, AND TO RATIFY AND AFFIRM ALL OTHER PROVISIONS OF ORDINANCE 2007-18 NOT AMENDED OR MODIFIED HEREBY; AND OTHER MATTERS RELATING THERETO" *[Willow Lane request]*

Ordinance 2011-31 "AN ORDINANCE TO AMEND THE OCONEE COUNTY ZONING ENABLING ORDINANCE, ORDINANCE 2007-18, IN CERTAIN LIMITED REGARDS AND PARTICULARS, ONLY, AS TO REZONE A SERIES OF PARCELS SPECIFIED HEREIN, AND TO RATIFY AND AFFIRM ALL OTHER PROVISIONS OF ORDINANCE 2007-18 NOT AMENDED OR MODIFIED HEREBY; AND OTHER MATTERS RELATING THERETO" *[Bayshore request]*

Written comments may be submitted at any time prior to the hearing for inclusion in the official record of the meeting.

Everyone speaking before Council will be required to do so in a civil manner. Council will not tolerate personal attacks on individual council members, county staff or any person or group. Racial slurs will not be permitted. Council's number one priority is to conduct business for the citizens of this county. All citizens who wish to address Council and all Boards and Commission appointed by Council should do so in an appropriate manner.

PRINT Your Name & Check Ordinance[s] You Wish to Address

	Ordinance #	2011-19	2011-24	2011-31
1.				
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NONE

**AGENDA ITEM SUMMARY
OCONEE COUNTY, SC**

COUNCIL MEETING DATE: January 17, 2012
COUNCIL MEETING TIME: 6:00 PM

ITEM TITLE OR DESCRIPTION:

Third Reading of Ordinance 2011-19: "AN ORDINANCE TO AMEND THE OCONEE COUNTY ZONING ENABLING ORDINANCE, ORDINANCE 2007-18, IN CERTAIN LIMITED REGARDS AND PARTICULARS, ONLY, AS TO REZONE A SERIES OF PARCELS SPECIFIED HEREIN; AND TO RATIFY AND AFFIRM ALL OTHER PROVISIONS OF ORDINANCE 2007-18 NOT AMENDED OR MODIFIED HEREBY; AND OTHER MATTERS RELATING THERETO"

BACKGROUND OR HISTORY:

Council took first reading in caption only on September 6, 2011 and sent the issue to the Planning Commission for review. The Commission heard the matter at their regularly scheduled meeting on October 17, 2011. After receiving public comment and staff's presentation, the Commission voted to recommend all parcels be zoned into the Traditional Rural District. Council took 2nd reading on November 15, 2011 and will conduct the public hearing on January 17, 2012.

SPECIAL CONSIDERATIONS OR CONCERNS:

None

COMPLETE THIS PORTION FOR ALL PROCUREMENT REQUESTS:

Does this request follow Procurement Ordinance #2001-15 guidelines? Yes / No [review #2001-15 on Procurement's website]
If no, explain briefly: N/A

STAFF RECOMMENDATION:

Take third and final reading of Ordinance 2011-19

FINANCIAL IMPACT:

None Anticipated

COMPLETE THIS PORTION FOR ALL GRANT REQUESTS:

Are Matching Funds Available: Yes / No
If yes, who is matching and how much: N/A

ATTACHMENTS

Ordinance 2011-19

Reviewed By/ Initials:

_____ County Attorney _____ Finance _____ Grants _____ Procurement

Submitted or Prepared By:


Department Head/Elected Official

Approved for Submittal to Council:


Scott Moulder, County Administrator

Council has directed that they receive their agenda packages a week prior to each Council meeting, therefore, Agenda Items Summaries must be submitted to the Administrator for his review/approval no later than 12 days prior to each Council meeting. It is the Department Head / Elected Officials responsibility to ensure that all approvals are obtained prior to submission to the Administrator for inclusion on an agenda.

A calendar with due dates marked may be obtained from the Clerk to Council.

**STATE OF SOUTH CAROLINA
COUNTY OF OCONEE
ORDINANCE NO. 2011-19**

AN ORDINANCE TO AMEND THE OCONEE COUNTY ZONING ENABLING ORDINANCE, ORDINANCE 2007-19, IN CERTAIN LIMITED REGARDS AND PARTICULARS, ONLY, AS TO REZONE A SERIES OF PARCELS SPECIFIED HEREIN, AND TO RATIFY AND AFFIRM ALL OTHER PROVISIONS OF ORDINANCE 2007-18 NOT AMENDED OR MODIFIED HEREBY; AND OTHER MATTERS RELATING THERETO

WHEREAS, Oconee County, South Carolina (the "County"), a body politic and corporate and a political subdivision of the State of South Carolina, acting by and through its County Council (the "County Council"), is authorized by the South Carolina Local Government Comprehensive Planning Enabling Act of 1994 (the "Act"), codified in Title 6, Chapter 29 of the South Carolina Code of Laws, 1976, as amended (the "Code") to adopt zoning regulations and districts; and,

WHEREAS, Oconee County Council has heretofore, by and through its Zoning Enabling Ordinance, 2007-18, finally adopted on November 6, 2008 (the "Zoning Enabling Ordinance", or "ZEO"), codified at Chapter 38 of the Oconee Code of Ordinances (the "Oconee County Code"), adopted such zoning regulations and districts in accordance with and consistent with the Oconee County comprehensive land use plan; and,

WHEREAS, subsequent to the adoption of the Zoning Enabling Ordinance, a request for rezoning a series of parcels pursuant to provisions established in the Ordinance was duly presented to County Council; and,

WHEREAS, in accordance with the Act and the Zoning Enabling Ordinance, Oconee County Council has referred such matters to the Oconee County Planning Commission for their review, particularly regarding the proposed amendment's compliance with the Oconee County Comprehensive Plan. The Oconee County Planning Commission has, in fact, reviewed the rezoning request, and recommendations of the Oconee County Planning staff, and by at least a majority vote affirmed its opinion that the proposed changes are in compliance with the Comprehensive Plan, and has made certain recommendations concerning adoption of the changes by County Council. The Oconee County Council has considered the recommendation of the Oconee County Planning Commission, and the Oconee County Planning Department, held a public hearing, duly noticed and advertised, as required by law, to receive the comments of the public, finds that such comments and recommendations are correct and necessary, and desires to amend the Zoning Enabling Ordinance, as codified at Chapter 38 of the Oconee County Code of Ordinances, in certain limited particulars only, based on the review, comments, and recommendations of the Oconee County Planning Commission, the Oconee County Planning staff, and the public, and to otherwise ratify and reaffirm the Zoning Enabling Ordinance and other provisions of Chapter 38 of the Oconee County Code of Ordinances not specifically or by implication amended hereby.

NOW, THEREFORE, it is hereby ordained by the Oconee County Council, in meeting duly assembled that:

1. Chapter 38 of the Oconee County Code of Ordinances is hereby amended, as follows, and in the following details, only:

A. The following parcels, listed below, previously zoned in the Control-Free District (CFD), and duly identified on the Official Zoning Map to be in the Control-Free District, are hereby rezoned, and shall be in the Traditional Rural District (TRD), and shown as such on the Official Zoning Map in the manner depicted in Appendix A of this Ordinance. Each parcel, and associated uses and activities conducted thereupon, shall be subject to all standards, limitations, and requirements established for the District in Chapter 38 of the Code.

Parcel (Tax Identification Number)

193-00-02-008
193-00-02-009
193-00-04-002
193-00-04-004
208-00-01-002

2. All other parts and provisions of the Oconee County Code of Ordinances not amended hereby, either explicitly or by implication, remain in full force and effect. The Zoning Enabling Ordinance, Ordinance 2007-18, and Chapter 38 of the Oconee County Code of Ordinances as amended hereby, are hereby ratified and affirmed, *ab initio*.
3. Should any part or provision of this Ordinance be deemed unconstitutional or unenforceable by any court of competent jurisdiction, such determination shall not affect the rest and remainder of this Ordinance, all of which is hereby deemed separable.
4. All ordinances, orders, resolutions, and actions of Oconee County Council inconsistent herewith are, to the extent of such inconsistency only, hereby repealed, revoked, and rescinded.
5. This Ordinance shall take effect and be in full force and effect from and after third reading and enactment by Oconee County Council.

ORDAINED in meeting, duly assembled, this 17th day of January, 2012.

OCONEE COUNTY, SOUTH CAROLINA

By: _____
Joel Thrift, Chairman, County Council
Oconee County, South Carolina

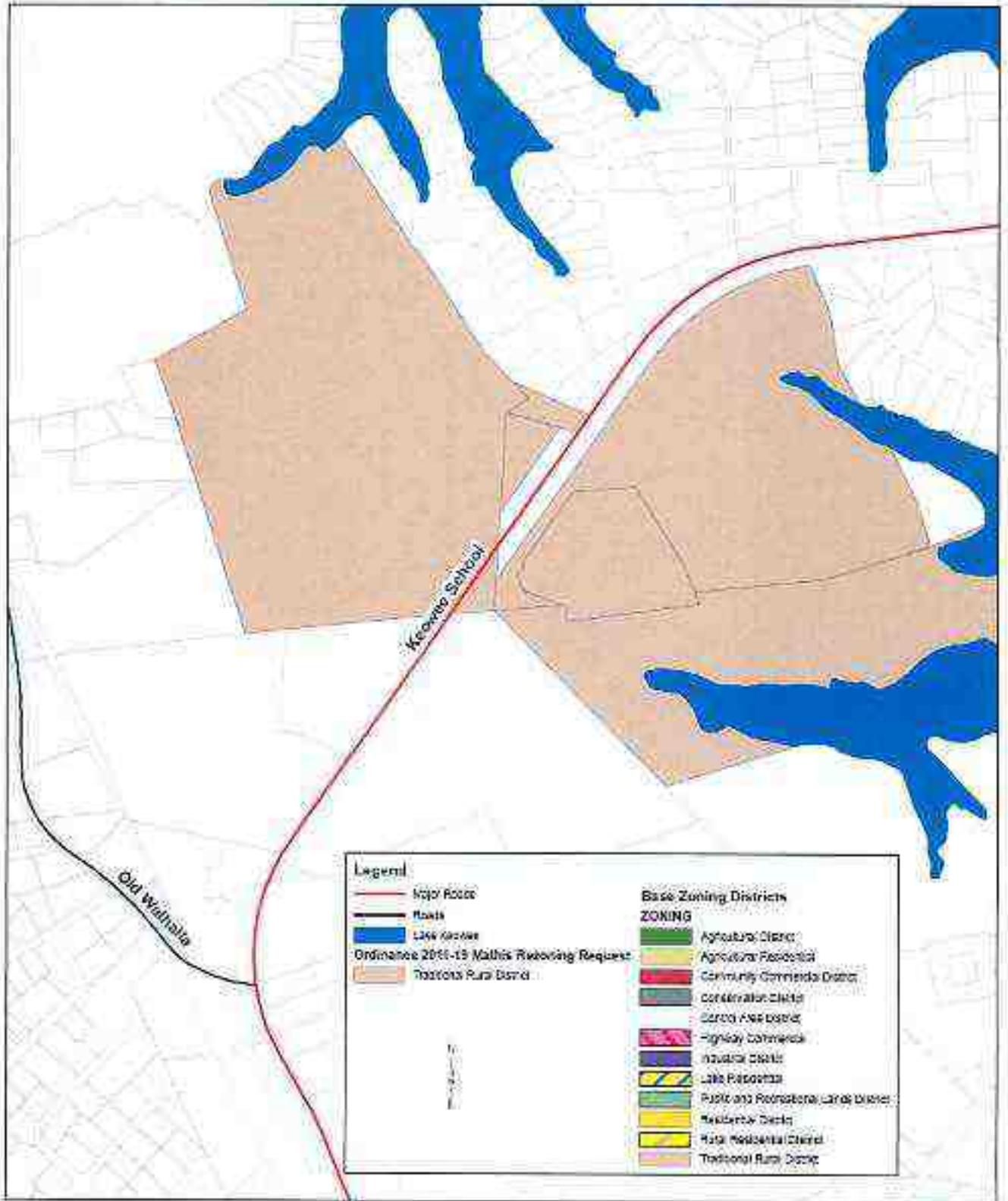
ATTEST:

By: _____
Elizabeth G. Hulse, Clerk to County Council
Oconee County, South Carolina

First Reading: September 6, 2011
Second Reading: November 15, 2011
Public Hearing: January 17, 2012
Third Reading: January 17, 2012

APPENDIX A

Parcels Rezoned by Ordinance 2011-19



AGENDA ITEM SUMMARY
OCONEE COUNTY, SC

COUNCIL MEETING DATE: January 17, 2012
COUNCIL MEETING TIME: 6:00 PM

ITEM TITLE OR DESCRIPTION:

3rd Reading of Ordinance 2011-24: "AN ORDINANCE TO AMEND THE OCONEE COUNTY ZONING ENABLING ORDINANCE, ORDINANCE 2007-18, IN CERTAIN LIMITED REGARDS AND PARTICULARS, ONLY, AS TO REZONE A SERIES OF PARCELS SPECIFIED HEREIN, AND TO RATIFY AND AFFIRM ALL OTHER PROVISIONS OF ORDINANCE 2007-18 NOT AMENDED OR MODIFIED HEREBY; AND OTHER MATTERS RELATING THERETO"

BACKGROUND OR HISTORY:

Council took first reading in caption only on September 6, 2011 and sent the issue to the Planning Commission for review. The Commission heard the matter at their regularly scheduled meeting on October 17, 2011. After receiving public comment and staff's presentation, the Commission voted to recommend four parcels to be zoned into the Traditional Rural District and thirteen parcels to be zoned into the Agricultural District. Council took second reading on the ordinance on November 15, 2011 and scheduled the required public hearing on January 17, 2012.

SPECIAL CONSIDERATIONS OR CONCERNS:

None

COMPLETE THIS PORTION FOR ALL PROCUREMENT REQUESTS:

Does this request follow Procurement Ordinance #2001-15 guidelines? Yes / No [review #2001-15 on Procurement's website]
If no, explain briefly: N/A

STAFF RECOMMENDATION:

Take 3rd and final reading of ordinance 2011-24

FINANCIAL IMPACT:

None Anticipated

COMPLETE THIS PORTION FOR ALL GRANT REQUESTS:

Are Matching Funds Available: Yes / No
If yes, who is matching and how much: N/A

ATTACHMENTS

Copy of Ordinance 2011-24

Reviewed By/ Initials:

_____ County Attorney _____ Finance _____ Grants _____ Procurement

Submitted or Prepared By:

Handwritten signature

Department Head/Elected Official

Approved for Submittal to Council:

Handwritten signature

Scott Moulder, County Administrator

Council has directed that they receive their agenda packages a week prior to each Council meeting, therefore, Agenda Items Summaries must be submitted to the Administrator for his review/approval no later than 12 days prior to each Council meeting. It is the Department Head / Elected Officials responsibility to ensure that all approvals are obtained prior to submission to the Administrator for inclusion on an agenda.

A calendar with due dates marked may be obtained from the Clerk to Council.

**STATE OF SOUTH CAROLINA
COUNTY OF OCONEE
ORDINANCE NO. 2011-24**

AN ORDINANCE TO AMEND THE OCONEE COUNTY ZONING ENABLING ORDINANCE, ORDINANCE 2007-18, IN CERTAIN LIMITED REGARDS AND PARTICULARS, ONLY, AS TO REZONE A SERIES OF PARCELS SPECIFIED HEREIN, AND TO RATIFY AND AFFIRM ALL OTHER PROVISIONS OF ORDINANCE 2007-18 NOT AMENDED OR MODIFIED HEREBY; AND OTHER MATTERS RELATING THERETO

WHEREAS, Oconee County, South Carolina (the "County"), a body politic and corporate and a political subdivision of the State of South Carolina, acting by and through its County Council (the "County Council"), is authorized by the South Carolina Local Government Comprehensive Planning Enabling Act of 1994 (the "Act"), codified in Title 6, Chapter 29 of the South Carolina Code of Laws, 1976, as amended (the "Code") to adopt zoning regulations and districts; and,

WHEREAS, Oconee County Council has heretofore, by and through its Zoning Enabling Ordinance, 2007-18, finally adopted on November 6, 2008 (the "Zoning Enabling Ordinance", or "ZEO"), codified at Chapter 38 of the Oconee Code of Ordinances (the "Oconee County Code"), adopted such zoning regulations and districts in accordance with and consistent with the Oconee County comprehensive land use plan; and,

WHEREAS, subsequent to the adoption of the Zoning Enabling Ordinance, a request for rezoning a series of parcels pursuant to provisions established in the Ordinance was duly presented to County Council; and,

WHEREAS, in accordance with the Act and the Zoning Enabling Ordinance, Oconee County Council has referred such matters to the Oconee County Planning Commission for their review, particularly regarding the proposed amendment's compliance with the Oconee County Comprehensive Plan. The Oconee County Planning Commission has, in fact, reviewed the rezoning request, and recommendations of the Oconee County Planning staff, and by at least a majority vote affirmed its opinion that the proposed changes are in compliance with the Comprehensive Plan, and has made certain recommendations concerning adoption of the changes by County Council. The Oconee County Council has considered the recommendation of the Oconee County Planning Commission, and the Oconee County Planning Department, held a public hearing, duly noticed and advertised, as required by law, to receive the comments of the public, finds that such comments and recommendations are correct and necessary, and desires to amend the Zoning Enabling Ordinance, as codified at Chapter 38 of the Oconee County Code of Ordinances, in certain limited particulars only, based on the review, comments, and recommendations of the Oconee County Planning Commission, the Oconee County Planning staff, and the public, and to otherwise ratify and reaffirm the Zoning Enabling Ordinance and other provisions of Chapter 38 of the Oconee County Code of Ordinances not specifically or by implication amended hereby.

NOW, THEREFORE, it is hereby ordained by the Oconee County Council, in meeting duly assembled that:

1. Chapter 38 of the Oconee County Code of Ordinances is hereby amended, as follows, and in the following details, only:

A. The following parcels, listed below, previously zoned in the Control-Free District (CFD), and duly identified on the Official Zoning Map to be in the Control-Free District, are hereby rezoned, and shall be in the Traditional Rural District (TRD), and shown as such on the Official Zoning Map in the manner depicted in Appendix A of this Ordinance. Each parcel, and associated uses and activities conducted thereupon, shall be subject to all standards, limitations, and requirements established for the District in Chapter 38 of the Code.

Parcel (Tax Identification Number)

132-00-02-003
123-00-02-049
132-00-02-050
132-00-02-060

B. The following parcels, listed below, previously zoned in the Control-Free District (CFD), and duly identified on the Official Zoning Map to be in the Control-Free District, are hereby rezoned, and shall be in the Agricultural District (AD), and shown as such on the Official Zoning Map in the manner depicted in Appendix A of this Ordinance. Each parcel, and associated uses and activities conducted thereupon, shall be subject to all standards, limitations, and requirements established for the District in Chapter 38 of the Code.

Parcel (Tax Identification Number)

132-00-02-005	132-00-02-020	132-00-02-055
132-00-02-009	132-00-02-021	132-00-02-057
132-00-02-010	132-00-02-022	132-00-02-059
132-00-02-016	132-00-02-046	
132-00-02-019	132-00-02-048	

2. All other parts and provisions of the Oconee County Code of Ordinances not amended hereby, either explicitly or by implication, remain in full force and effect. The Zoning Enabling Ordinance, Ordinance 2007-18, and Chapter 38 of the Oconee County Code of Ordinances as amended hereby, are hereby ratified and affirmed, *ab initio*.

3. Should any part or provision of this Ordinance be deemed unconstitutional or unenforceable by any court of competent jurisdiction, such determination shall not affect the rest and remainder of this Ordinance, all of which is hereby deemed separable.
4. All ordinances, orders, resolutions, and actions of Oconee County Council inconsistent herewith are, to the extent of such inconsistency only, hereby repealed, revoked, and rescinded.
5. This Ordinance shall take effect and be in full force and effect from and after third reading and enactment by Oconee County Council.

ORDAINED in meeting, duly assembled, this ____ day of _____, 2011.

OCONEE COUNTY, SOUTH CAROLINA

By: _____
Joel Thrift, Chairman, County Council
Oconee County, South Carolina

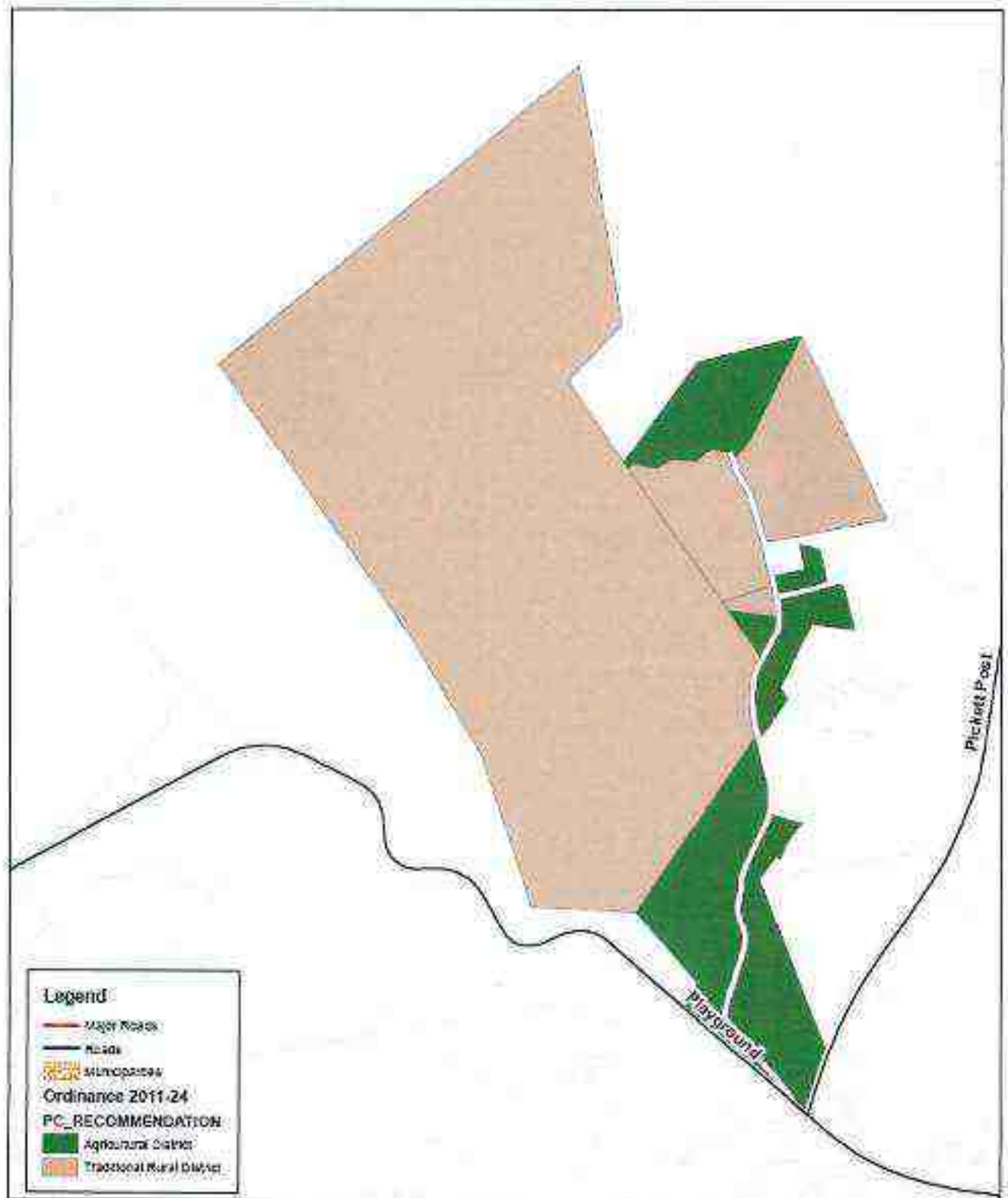
ATTEST:

By: _____
Elizabeth G. Hulse, Clerk to County Council
Oconee County, South Carolina

First Reading: September 6, 2011
Second Reading: November 15, 2011
Public Hearing: January 17, 2011
Third Reading: January 17, 2011

APPENDIX A

Parcels Rezoned by Ordinance 2011-24



AGENDA ITEM SUMMARY
OCONEE COUNTY, SC

COUNCIL MEETING DATE: January 17, 2011
COUNCIL MEETING TIME: 6:00 PM

ITEM TITLE OR DESCRIPTION:

3rd Reading of Ordinance 2011-31: "AN ORDINANCE TO AMEND THE OCONEE COUNTY ZONING ENABLING ORDINANCE, ORDINANCE 2007-18, IN CERTAIN LIMITED REGARDS AND PARTICULARS, ONLY, AS TO REZONE A SERIES OF PARCELS SPECIFIED HEREIN, AND TO RATIFY AND AFFIRM ALL OTHER PROVISIONS OF ORDINANCE 2007-18 NOT AMENDED OR MODIFIED HEREBY; AND OTHER MATTERS RELATING THERETO"

BACKGROUND OR HISTORY:

Council took first reading in caption only on September 6, 2011 and sent the issue to the Planning Commission for review. The Commission heard the matter at their regularly scheduled meeting on November 7, 2011. After allowing opportunity for public comment and the staff's presentation; the Commission voted to recommend all parcels be zoned into the lake residential district. Council took 2nd reading on December 6, 2011 and scheduled the public hearing for January 17, 2011.

SPECIAL CONSIDERATIONS OR CONCERNS:

None

COMPLETE THIS PORTION FOR ALL PROCUREMENT REQUESTS:

Does this request follow Procurement Ordinance #2001-15 guidelines? Yes / No (review #2001-15 on Procurement's website)
If no, explain briefly: N/A

STAFF RECOMMENDATION:

Take 3rd and final reading on ordinance 2011-31

FINANCIAL IMPACT:

None Anticipated

COMPLETE THIS PORTION FOR ALL GRANT REQUESTS:

Are Matching Funds Available: Yes / No
If yes, who is matching and how much: N/A

ATTACHMENTS

Ordinance 2011-31

Reviewed By/ Initials:

_____ County Attorney _____ Finance _____ Grants _____ Procurement

Submitted or Prepared By:

Ann J. Colby

Department Head/Elected Official

Approved for Submittal to Council:

Scott Moulder
Scott Moulder, County Administrator

Council has directed that they receive their agenda packages a week prior to each Council meeting, therefore, Agenda Items Summaries must be submitted to the Administrator for his review/approval no later than 12 days prior to each Council meeting. It is the Department Head / Elected Officials responsibility to ensure that all approvals are obtained prior to submission to the Administrator for inclusion on an agenda.

A calendar with due dates marked may be obtained from the Clerk to Council.

**STATE OF SOUTH CAROLINA
COUNTY OF OCONEE
ORDINANCE NO. 2011-31**

AN ORDINANCE TO AMEND THE OCONEE COUNTY ZONING ENABLING ORDINANCE, ORDINANCE 2007-18, IN CERTAIN LIMITED REGARDS AND PARTICULARS, ONLY, AS TO REZONE A SERIES OF PARCELS SPECIFIED HEREIN, AND TO RATIFY AND AFFIRM ALL OTHER PROVISIONS OF ORDINANCE 2007-18 NOT AMENDED OR MODIFIED HEREBY; AND OTHER MATTERS RELATING THERETO

WHEREAS, Oconee County, South Carolina (the "County"), a body politic and corporate and a political subdivision of the State of South Carolina, acting by and through its County Council (the "County Council"), is authorized by the South Carolina Local Government Comprehensive Planning Enabling Act of 1994 (the "Act"), codified in Title 6, Chapter 29 of the South Carolina Code of Laws, 1976, as amended (the "Code") to adopt zoning regulations and districts; and,

WHEREAS, Oconee County Council has heretofore, by and through its Zoning Enabling Ordinance, 2007-18, finally adopted on November 6, 2008 (the "Zoning Enabling Ordinance", or "ZEO"), codified at Chapter 38 of the Oconee Code of Ordinances (the "Oconee County Code"), adopted such zoning regulations and districts in accordance with and consistent with the Oconee County comprehensive land use plan; and,

WHEREAS, subsequent to the adoption of the Zoning Enabling Ordinance, a request for rezoning a series of parcels pursuant to provisions established in the Ordinance was duly presented to County Council; and,

WHEREAS, in accordance with the Act and the Zoning Enabling Ordinance, Oconee County Council has referred such matters to the Oconee County Planning Commission for their review, particularly regarding the proposed amendment's compliance with the Oconee County Comprehensive Plan. The Oconee County Planning Commission has, in fact, reviewed the rezoning request, and recommendations of the Oconee County Planning staff, and by at least a majority vote affirmed its opinion that the proposed changes are in compliance with the Comprehensive Plan, and has made certain recommendations concerning adoption of the changes by County Council. The Oconee County Council has considered the recommendation of the Oconee County Planning Commission, and the Oconee County Planning Department, held a public hearing, duly noticed and advertised, as required by law, to receive the comments of the public, finds that such comments and recommendations are correct and necessary, and desires to amend the Zoning Enabling Ordinance, as codified at Chapter 38 of the Oconee County Code of Ordinances, in certain limited particulars only, based on the review, comments, and recommendations of the Oconee County Planning Commission, the Oconee County Planning staff, and the public, and to otherwise ratify and reaffirm the Zoning Enabling Ordinance and other provisions of Chapter 38 of the Oconee County Code of Ordinances not specifically or by implication amended hereby.

NOW, THEREFORE, it is hereby ordained by the Oconee County Council, in meeting duly assembled that:

1. Chapter 38 of the Oconee County Code of Ordinances is hereby amended, as follows, and in the following details, only:

A. The following parcels, listed below, previously zoned in the Control-Free District (CFD), and duly identified on the Official Zoning Map to be in the Control-Free District, are hereby rezoned, and shall be in the Lake Residential District (LRD), and shown as such on the Official Zoning Map in the manner depicted in Appendix A of this Ordinance. Each parcel, and associated uses and activities conducted thereupon, shall be subject to all standards, limitations, and requirements established for the District in Chapter 38 of the Code.

Parcel (Tax Identification Number)

211-01-01-001	211-01-02-018	211-01-04-004	211-02-01-024	211-02-03-006
211-01-01-002	211-01-02-019	211-01-04-006	211-02-01-028	211-02-03-008
211-01-01-003	211-01-03-001	211-01-04-007	211-02-01-030	211-02-03-010
211-01-01-004	211-01-03-003	211-01-04-009	211-02-01-031	211-02-04-001
211-01-01-006	211-01-03-004	211-01-04-012	211-02-01-035	211-02-04-002
211-01-01-007	211-01-03-005	211-01-04-013	211-02-01-036	211-02-04-008
211-01-01-008	211-01-03-006	211-01-04-014	211-02-01-037	211-02-04-011
211-01-01-011	211-01-03-007	211-01-04-015	211-02-01-038	211-02-04-013
211-01-01-012	211-01-03-009	211-02-01-001	211-02-01-041	211-02-04-014
211-01-01-013	211-01-03-010	211-02-01-003	211-02-01-043	211-02-04-015
211-01-01-014	211-01-03-011	211-02-01-004	211-02-01-045	211-02-04-017
211-01-01-015	211-01-03-012	211-02-01-005	211-02-01-046	211-02-04-018
211-01-01-017	211-01-03-013	211-02-01-006	211-02-01-047	211-02-04-019
211-01-01-019	211-01-03-014	211-02-01-007	211-02-01-048	211-02-04-020
211-01-02-001	211-01-03-015	211-02-01-008	211-02-01-049	211-02-05-001
211-01-02-002	211-01-03-016	211-02-01-009	211-02-01-051	211-02-05-003
211-01-02-003	211-01-03-017	211-02-01-010	211-02-01-052	211-02-05-004
211-01-02-004	211-01-03-018	211-02-01-011	211-02-02-002	211-02-05-005
211-01-02-005	211-01-03-019	211-02-01-012	211-02-02-003	211-02-05-006
211-01-02-007	211-01-03-020	211-02-01-013	211-02-02-004	211-02-06-001
211-01-02-008	211-01-03-021	211-02-01-014	211-02-02-005	211-02-06-002
211-01-02-010	211-01-03-024	211-02-01-015	211-02-02-006	211-02-06-003
211-01-02-012	211-01-03-025	211-02-01-017	211-02-02-007	211-02-06-004
211-01-02-013	211-01-03-029	211-02-01-019	211-02-02-008	211-02-06-007
211-01-02-014	211-01-03-030	211-02-01-020	211-02-02-009	211-02-06-011
211-01-02-015	211-01-04-001	211-02-01-021	211-02-02-011	211-02-07-001
211-01-02-016	211-01-04-002	211-02-01-022	211-02-02-012	211-02-07-003
211-01-02-017	211-01-04-003	211-02-01-023	211-02-03-001	211-02-07-004
211-02-07-006	211-02-09-001	211-03-02-013	211-03-05-010	211-03-05-039
211-02-07-007	211-02-09-002	211-03-02-014	211-03-05-011	211-03-06-001
211-02-07-008	211-02-09-003	211-03-02-015	211-03-05-013	211-03-06-002
211-02-07-009	211-02-09-004	211-03-02-016	211-03-05-015	211-03-06-003
211-02-07-010	211-02-09-005	211-03-02-017	211-03-05-016	211-03-06-004
211-02-07-011	211-03-01-001	211-03-02-018	211-03-05-017	211-03-06-005
211-02-07-012	211-03-01-002	211-03-02-019	211-03-05-018	211-03-06-006
211-02-08-001	211-03-01-003	211-03-02-020	211-03-05-019	211-03-06-007
211-02-08-003	211-03-01-005	211-03-02-022	211-03-05-021	211-03-06-008

211-02-08-004	211-03-02-001	211-03-03-001	211-03-05-023	211-03-06-009
211-02-08-005	211-03-02-002	211-03-04-003	211-03-05-024	211-03-07-001
211-02-08-007	211-03-02-003	211-03-04-004	211-03-05-026	211-03-07-002
211-02-08-009	211-03-02-004	211-03-04-006	211-03-05-027	211-03-07-003
211-02-08-010	211-03-02-005	211-03-04-007	211-03-05-029	211-03-07-004
211-02-08-011	211-03-02-007	211-03-05-001	211-03-05-030	211-03-07-005
211-02-08-012	211-03-02-008	211-03-05-003	211-03-05-032	211-09-01-033
211-02-08-013	211-03-02-009	211-03-05-004	211-03-05-034	
211-02-08-014	211-03-02-010	211-03-05-005	211-03-05-035	
211-02-08-015	211-03-02-011	211-03-05-008	211-03-05-037	
211-02-08-016	211-03-02-012	211-03-05-009	211-03-05-038	

2. All other parts and provisions of the Oconee County Code of Ordinances not amended hereby, either explicitly or by implication, remain in full force and effect. The Zoning Enabling Ordinance, Ordinance 2007-18, and Chapter 38 of the Oconee County Code of Ordinances as amended hereby, are hereby ratified and affirmed, *ab initio*.
3. Should any part or provision of this Ordinance be deemed unconstitutional or unenforceable by any court of competent jurisdiction, such determination shall not affect the rest and remainder of this Ordinance, all of which is hereby deemed separable.
4. All ordinances, orders, resolutions, and actions of Oconee County Council inconsistent herewith are, to the extent of such inconsistency only, hereby repealed, revoked, and rescinded.
5. This Ordinance shall take effect and be in full force and effect from and after third reading and enactment by Oconee County Council.

ORDAINED in meeting, duly assembled, this ____ day of _____, 2012.

OCONEE COUNTY, SOUTH CAROLINA

By: _____
 Joel Thrift, Chairman, County Council
 Oconee County, South Carolina

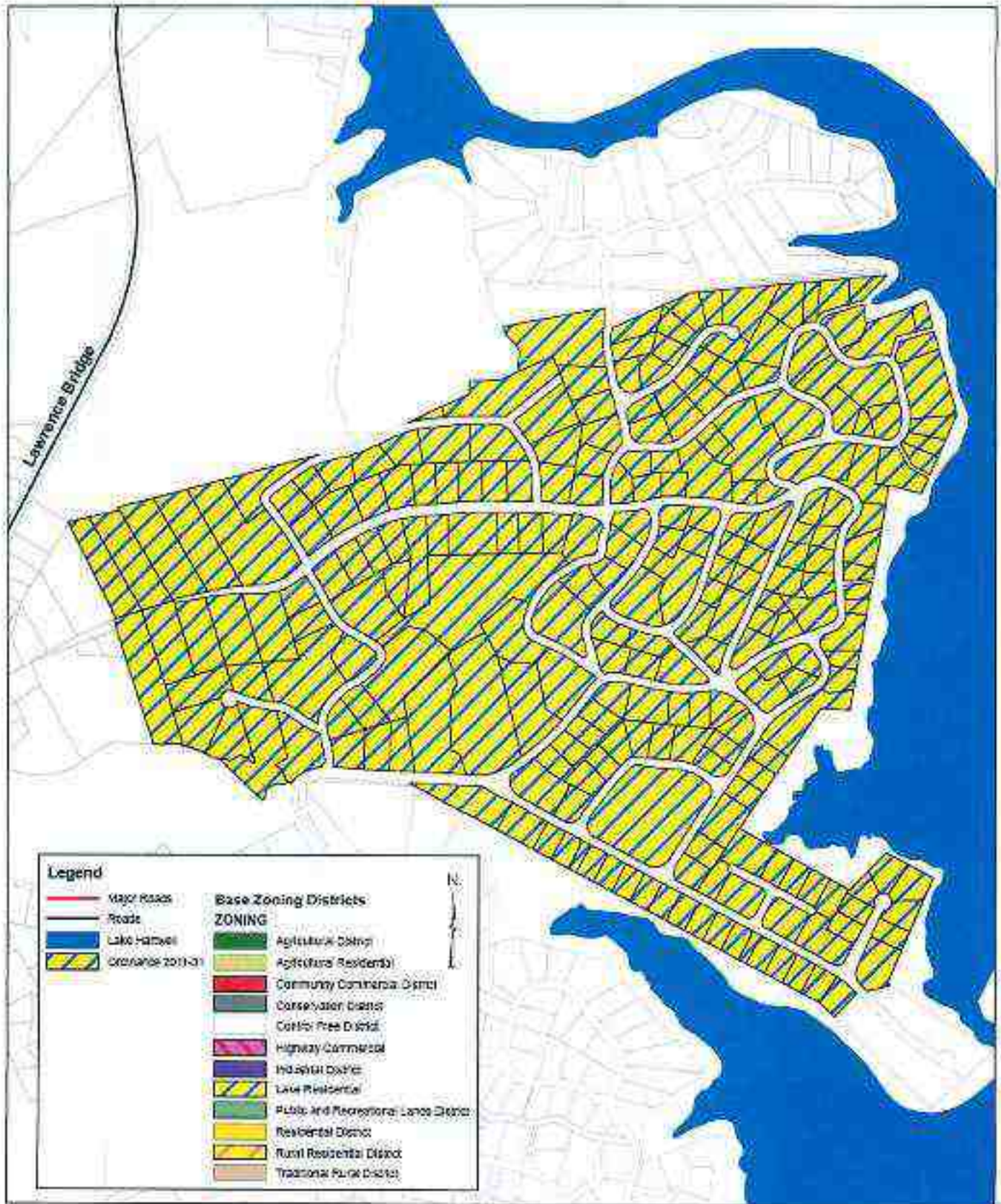
ATTEST:

By: _____
 Elizabeth G. Hulse, Clerk to County Council
 Oconee County, South Carolina

First Reading: September 6, 2011
 Second Reading: December 6, 2011
 Public Hearing: January 17, 2012
 Third Reading: January 17, 2012

APPENDIX A

Parcels Rezoned by Ordinance 2011-31





Oconee County Planning Department

415 S. Pine Street, Walhalla, SC 29691

Telephone: 864-638-4318
Fax: 864-638-4158

Date: January 17, 2012

To: Chairman Thrift, Members of County Council, Mr. Moulder, and Ms. Hulse

From: Aaron Gadsby, Planning Department

Re: Ordinance 2011-23 (request to amend ordinance at 2nd reading)

It has come to my attention that a parcel owned by Crescent Resources, 193-00-04-003 was mistakenly placed in the lake residential district. The Planning Commission recommended the parcel to be in the Residential District. Please amend ordinance 2011-23 to change parcel 193-00-04-003 to the residential district to correct a clerical error in the ordinance. Thank you.

**AGENDA ITEM SUMMARY
OCONEE COUNTY, SC**

COUNCIL MEETING DATE: January 17, 2012
COUNCIL MEETING TIME: 6:00 PM

ITEM TITLE OR DESCRIPTION:

Second Reading of Ordinance 2011-23: "AN ORDINANCE TO AMEND THE OCONEE COUNTY ZONING ENABLING ORDINANCE, ORDINANCE 2007-18, IN CERTAIN LIMITED REGARDS AND PARTICULARS, ONLY, AS TO REZONE A SERIES OF PARCELS SPECIFIED HEREIN, AND TO RATIFY AND AFFIRM ALL OTHER PROVISIONS OF ORDINANCE 2007-18 NOT AMENDED OR MODIFIED HEREBY; AND OTHER MATTERS RELATING THERETO"

BACKGROUND OR HISTORY:

Council took first reading in caption only on September 6, 2011 and sent the issue to the Planning Commission for review. The Commission heard the matter at their regularly scheduled meeting on November 17, 2011. After receiving public comment and staff's presentation; the Commission voted to table the motion until the next meeting. The Commission took the matter back up at their meeting on December 5, 2011 and received public input and received an update of public input received in office. The Commission voted to forward a recommendation to council, see attached ordinance.

SPECIAL CONSIDERATIONS OR CONCERNS:

None

COMPLETE THIS PORTION FOR ALL PROCUREMENT REQUESTS:

Does this request follow Procurement Ordinance #2001-15 guidelines? Yes / No [review #2001-15 on Procurement's website]
If no, explain briefly: N/A

STAFF RECOMMENDATION:

Take Second Reading of Ordinance 2011-23, and schedule the required public hearing on or after February 21, 2011.

FINANCIAL IMPACT:

None Anticipated

COMPLETE THIS PORTION FOR ALL GRANT REQUESTS:

Are Matching Funds Available: Yes / No
If yes, who is matching and how much: N/A

ATTACHMENTS

Copy of Ordinance 2011-23, written to reflect the Planning Commission's recommendation. The Planning Commission minutes pertaining specifically to Ordinance 2011-23, and a copy of staff's presentation to the Commission.

Reviewed By/ Initials:

_____ County Attorney _____ Finance _____ Grants _____ Procurement

Submitted or Prepared By:

Approved for Submittal to Council:

Aaron J. Cobley
Department Head/Elected Official

Scott Moulder, County Administrator

Planning Commission November 7, 2011 Meeting Minutes

Item 6: Discussion and/or Consideration of Ordinance 2011-23, referenced as Cane Creek Request

Public Comment:

Mr. Jim Codner spoke in favor of Ordinance 2011-23, stating the whole area should be zoned as residential. See attached comments.

Mr. Todd Wilson spoke in favor of Ordinance 2011-23; see attached comments.

Mr. Paul Schultz spoke in favor of zoning Ordinance 2011-23 as residential; see attached comments.

Mr. Henry Watson spoke in support of residential rezoning for Ordinance 2011-23; see attached comments.

Mr. Brian Metler spoke against Ordinance 2011-23 and asked the Commission to remove all properties in Keowee Plantation because the majority of residents have since requested to be removed.

Ms. Sharon Hamilton spoke in favor of residential zoning for Ordinance 2011-23.

Staff Recommendation

Mr. Gadsby reviewed the staff presentation with the Commission.
Discussion followed.

Consideration

Chairman Honea made the suggestion that the Commission table the request so as to give the Commission time to consider all that was heard. Mr. Moore made a motion to table the rezoning request. Mr. Abbott seconded the motion. Discussion followed.

The motion passed unanimously.

Planning Commission December 05, 2011 Meeting Minutes

Item 4: Discussion and/or Consideration of Ordinance 2011-23, referenced as Cane Creek Request

Public Comment:

Mr. Schultz stated that he does not want Control Free District “donut holes” or for Community Commercial District to be beside Lake Residential District.

Mr. Codner stated that the rezoning should only consider residential type zoning, commercial uses will be allowed to remain as non-conforming use. Traditional Rural is not a valid district in the area.

Ms. Kathy Gantt stated that she wanted the area to be rezoned.

Staff Presentation:

Mr. Gadsby updated the commission on the additional public comment received in the Planning Office and reviewed the petition with the Commission.

Chairman Honea asked each Commissioner to state their opinions:

-Ms. Heller was concerned about commercial development along 188 and the Traditional Rural District next to residential property.

-Ms. McPhail stated that she agreed with Ms. Heller and did not think Traditional Rural as the best option on S. Cove Road.

-Mr. Moore had nothing to say except that ARD should be eliminated.

-Mr. Abbott stated that people who requested TRD should get it.

-Mr. Lyle stated that S. Cove road and 188 should not have commercial.

-Mr. Gilster said that S. Cove road and 188 should not have commercial.

-Mr. Honea said that because the county’s grandfathering clause that the existing commercial would be allowed to continue and that he had concerns about the petitioner going out doing a “land grab”.

Ms. Heller made a motion to adopt the third consideration presented by staff with the CCD district along 188 as RD and with the TRD designated parcels as ARD. Mr. Gilster seconded the motion.

Mr. Abbott made a motion to amend the motion to leave the TRD designated parcels as TRD. Mr. Moore seconded the motion. The motion failed 2-5 with Mr. Abbott and Mr. Moore voting in favor.

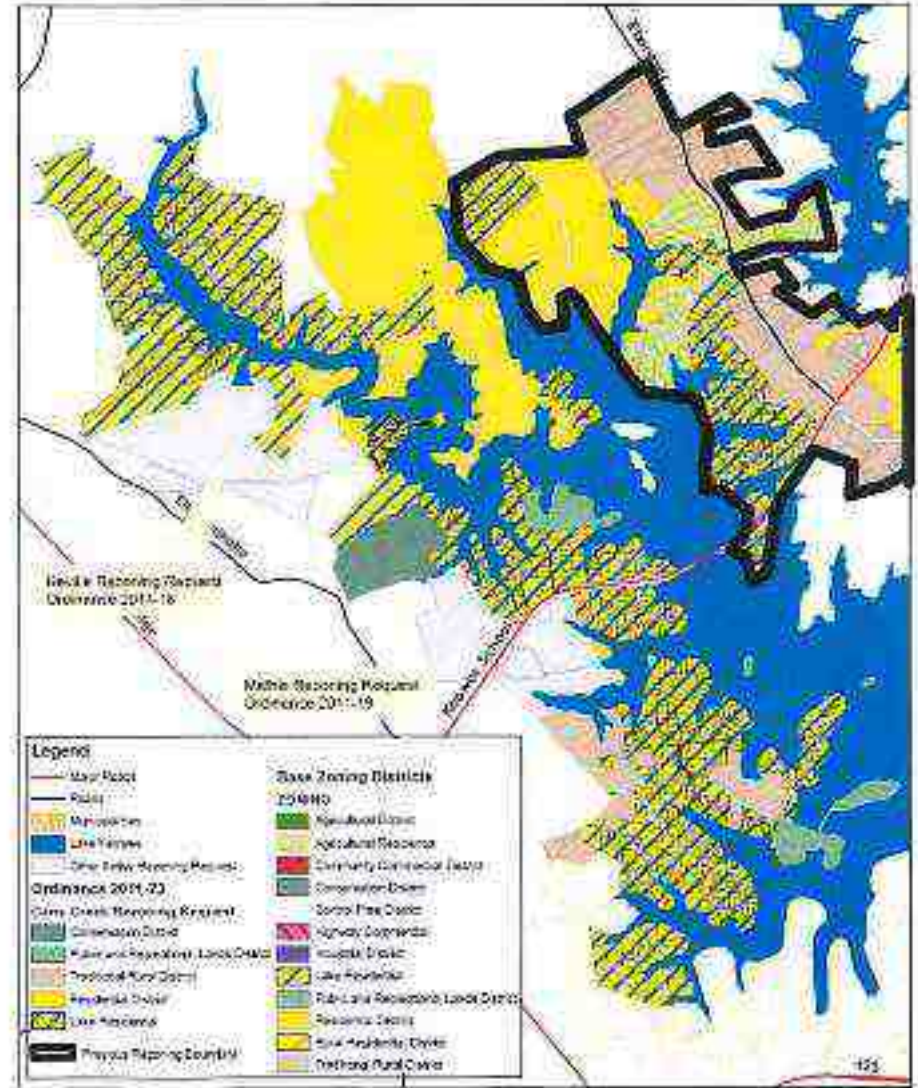
The original motion was passed 5-2 with Mr. Abbott and Mr. Moore voting against it.

Map as Petitioned

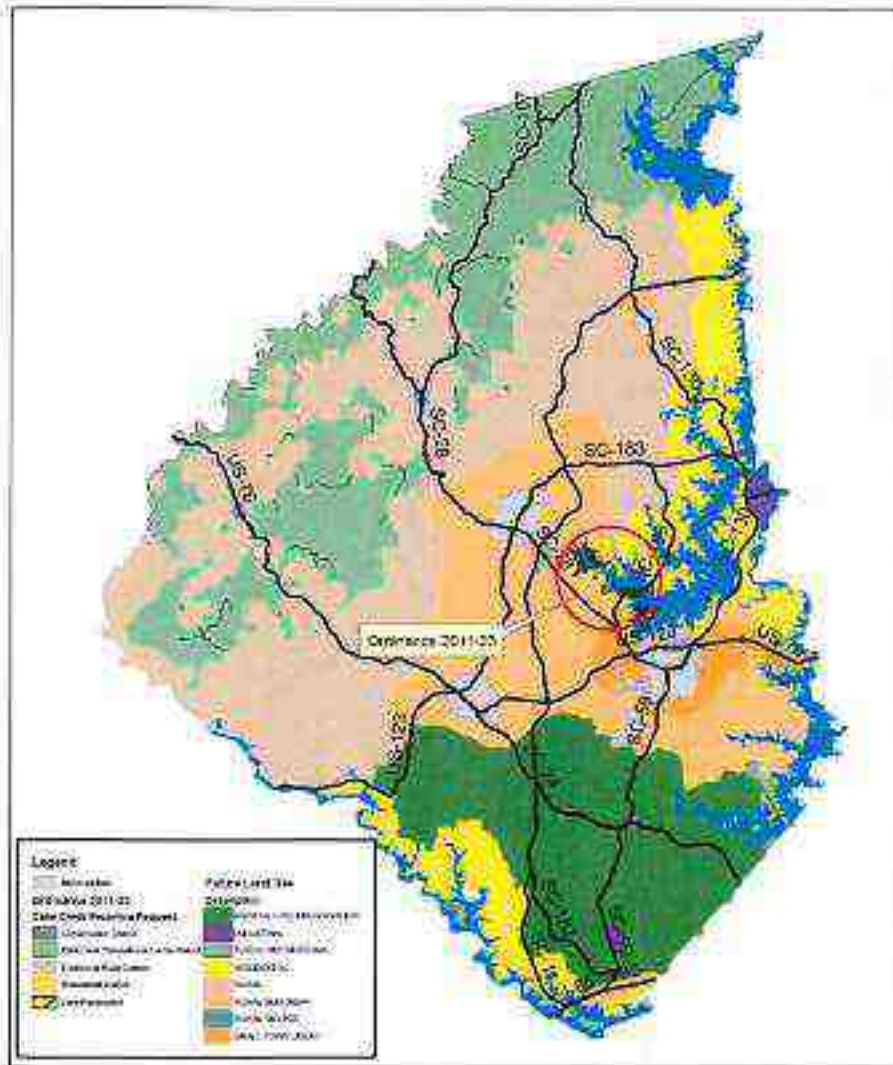
Ordinance 2011-23

Cane Creek Request

November 7, 2011
Planning Commission Meeting



Location on Future Land Use Map

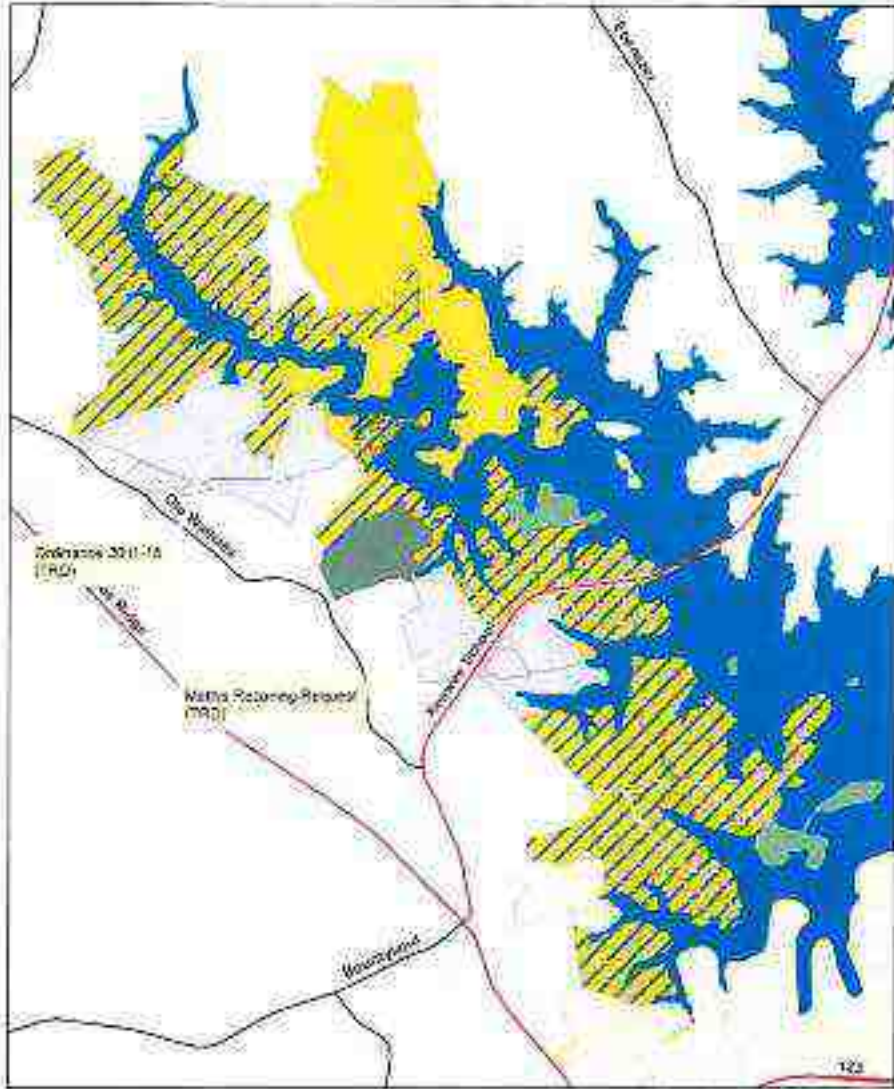


Public Input Received to Date

- We have received a variety of public input, ranging all across the spectrum
- We feel this input will be best shown by maps

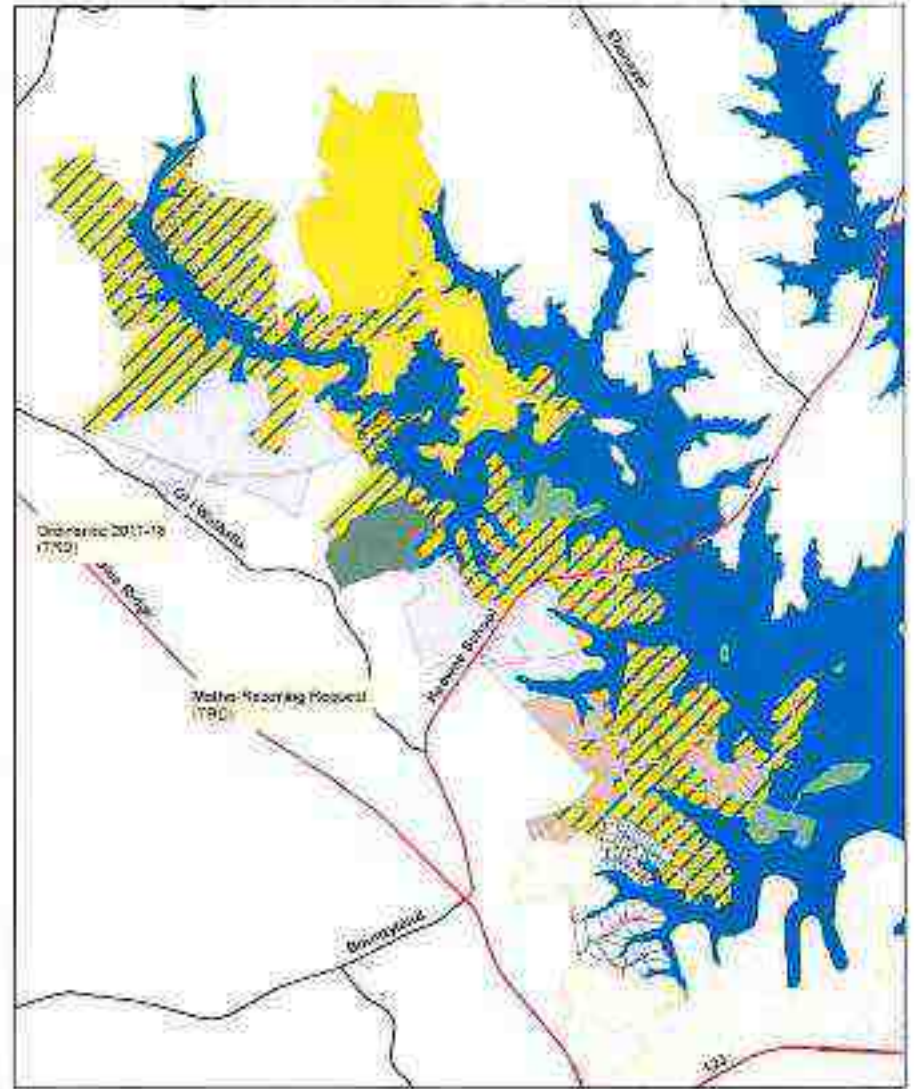
Public Input, Map 1

(Area should reflect lake residential character)



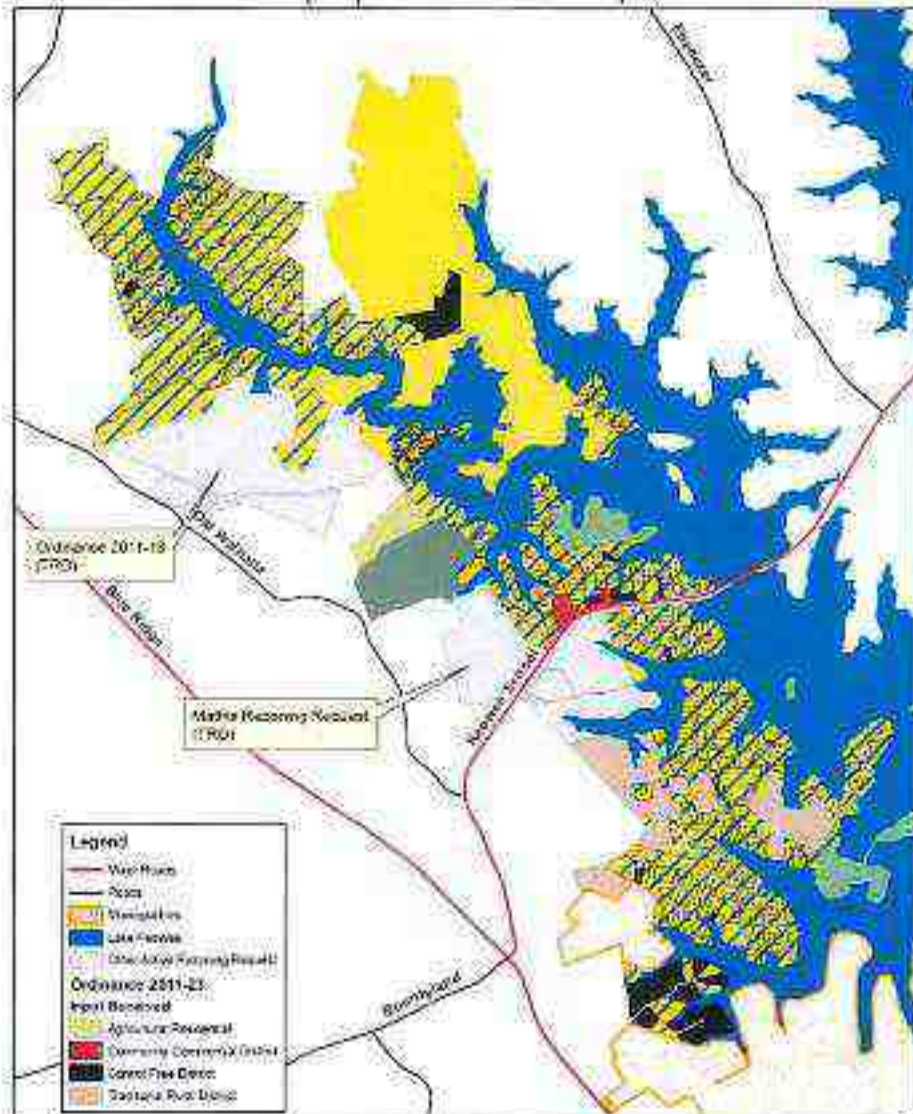
Public Input, Map 2

(Subdivisions Removed)



Public Input, Map 3

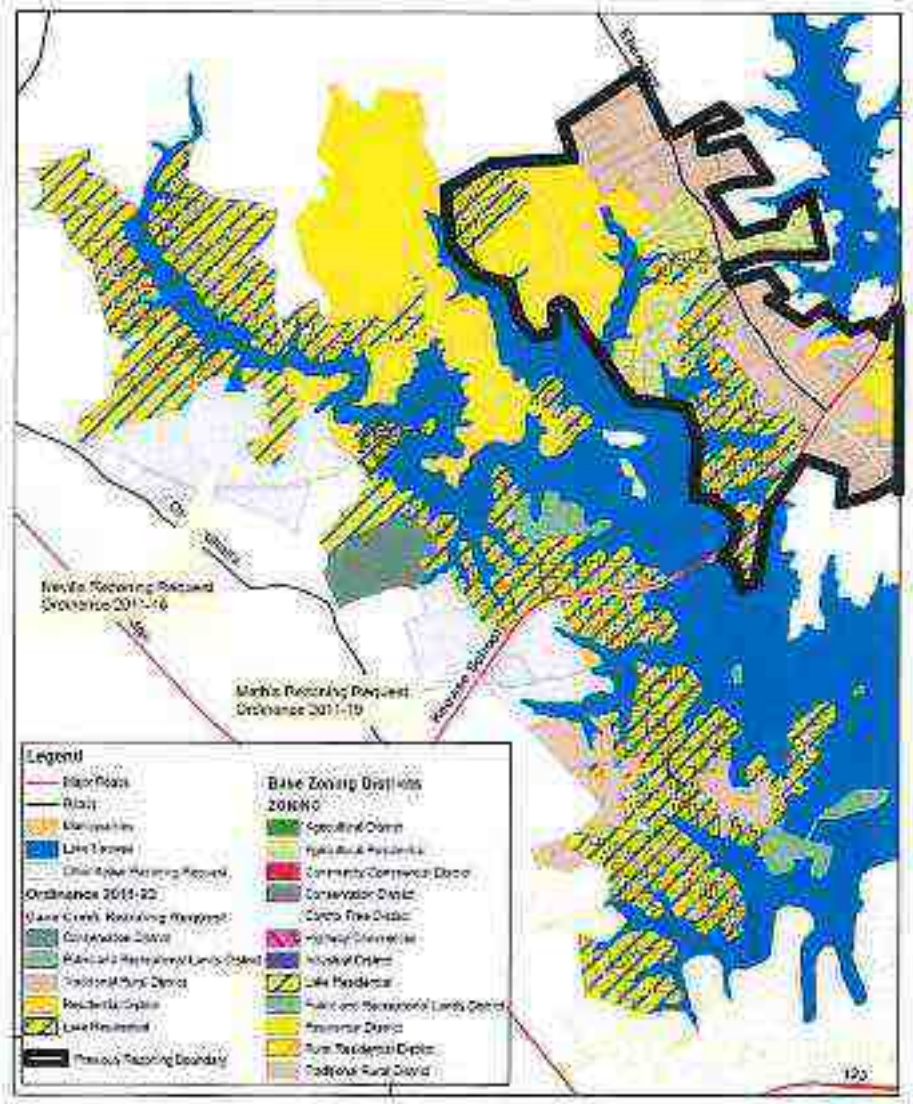
(Requests of Individuals)



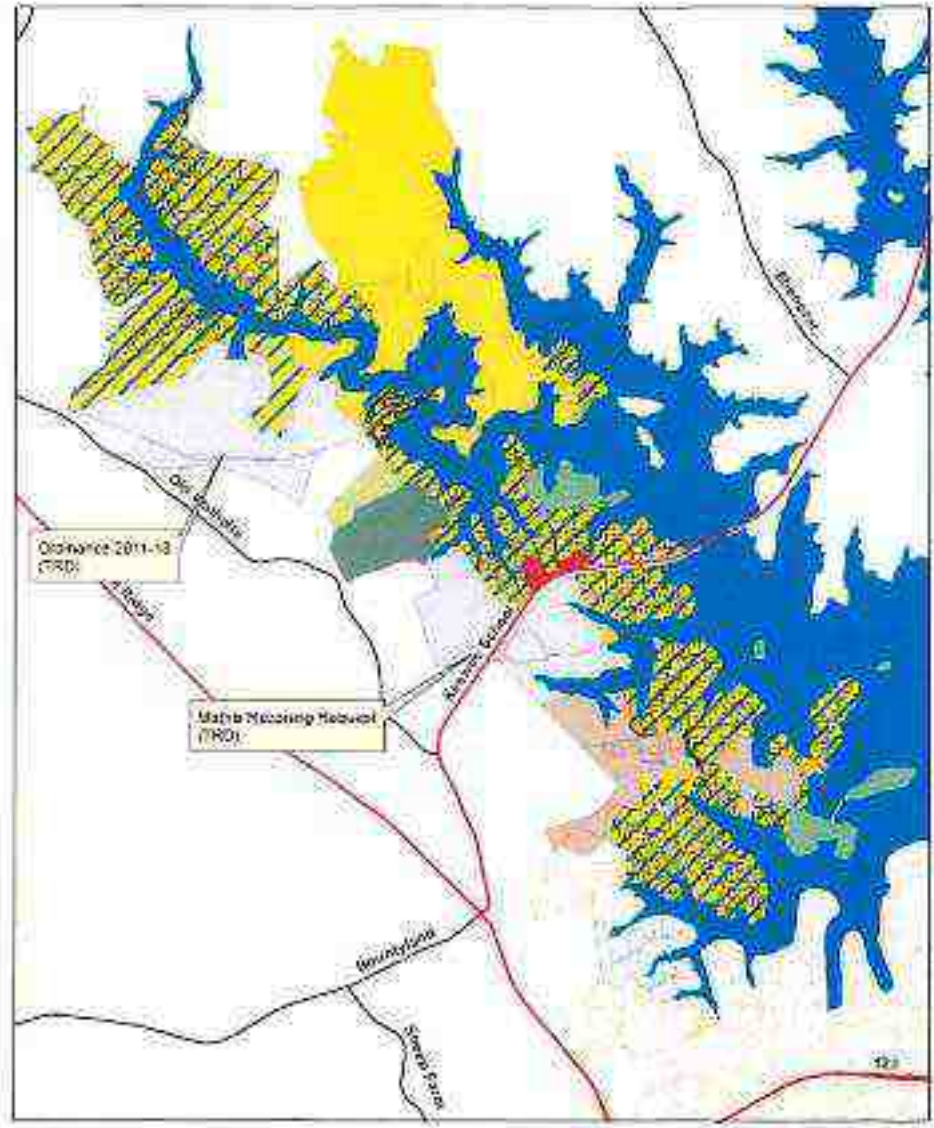
Staff Recommendation

- This rezoning request is located predominately in the residential area on the FLUM;
- The districts requested as well as all public input requesting a particular district complies with the Comprehensive Plan and with what Council has previously adopted in the FLUM area
- We recommend that those parcels part of a subdivision be kept with the zoning of the subdivision of which they are apart
- The Commission should consider all public input received to date;
- Staff has developed other alternatives for consideration based upon public input.

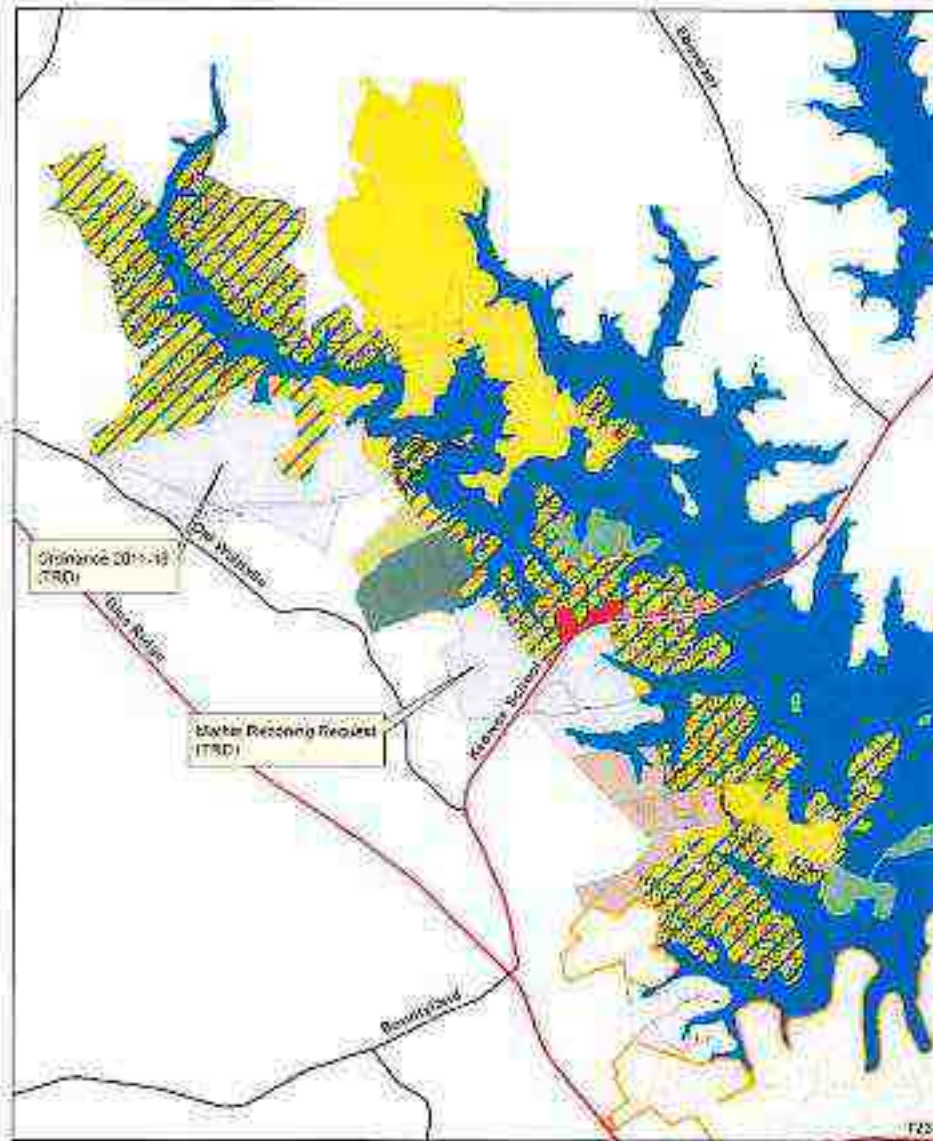
Map as Petitioned



Consideration 1



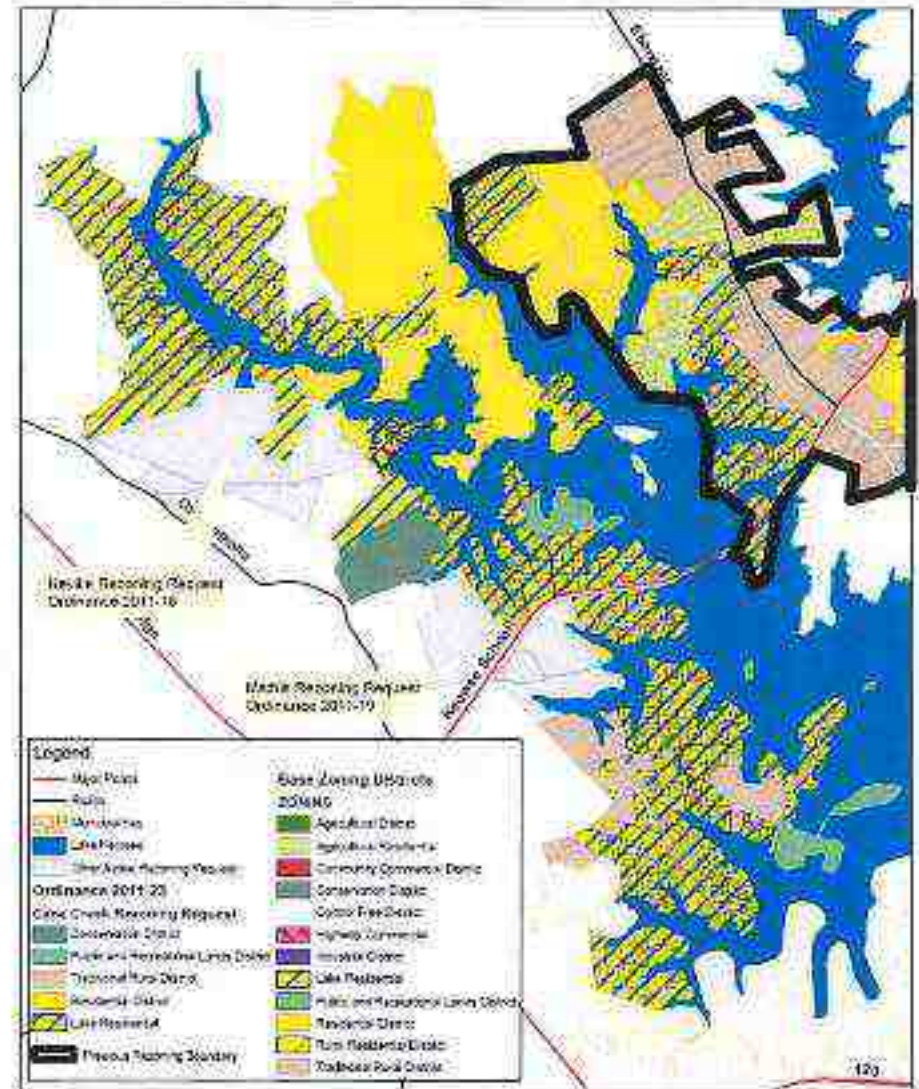
Consideration 2



Map as Petitioned

Ordinance 2011-23

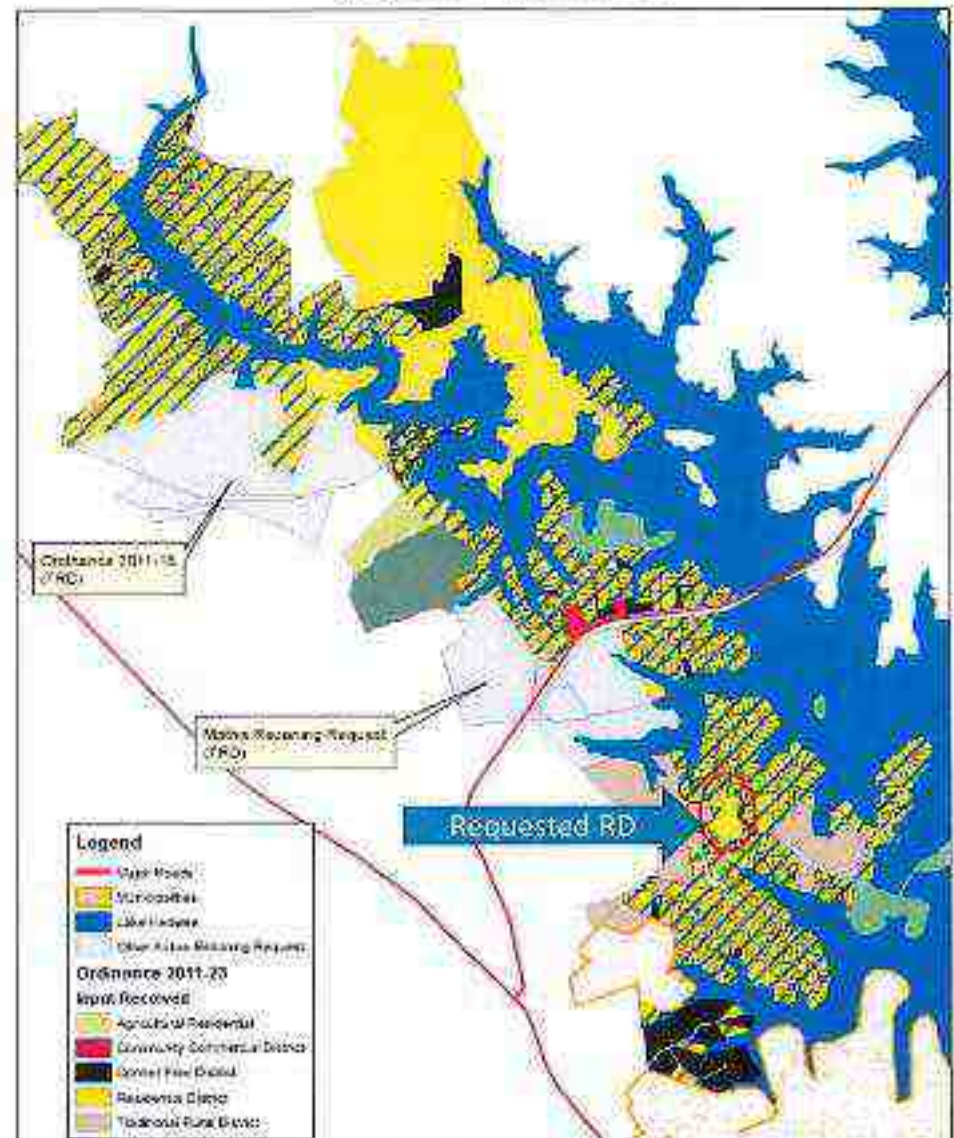
Cane Creek Request
 December 5, 2011
 Planning Commission
 Meeting



Public Input Received Since Last Meeting

- This morning we received an email from the owner of parcel 208-00-01-104, who had originally requested TRD is now asking that their parcel be zoned as Residential

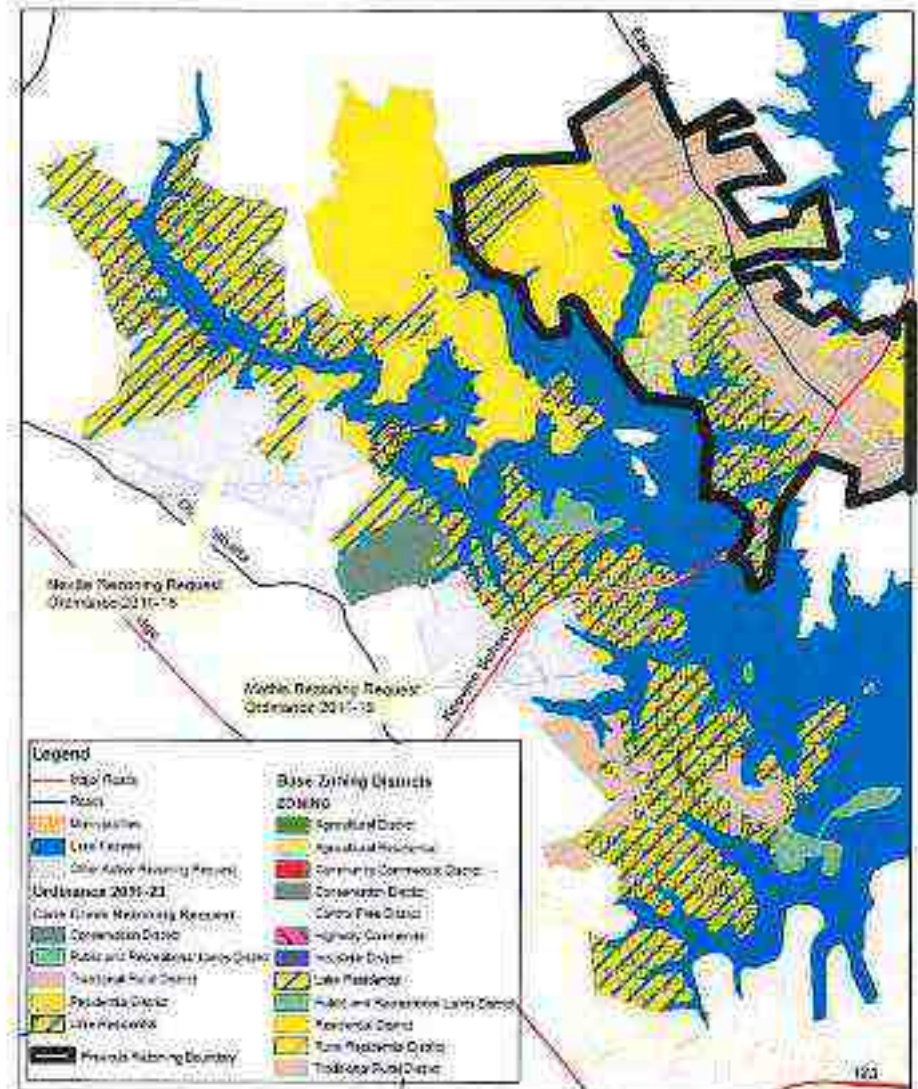
Public Input, updated (Requests of Individuals)



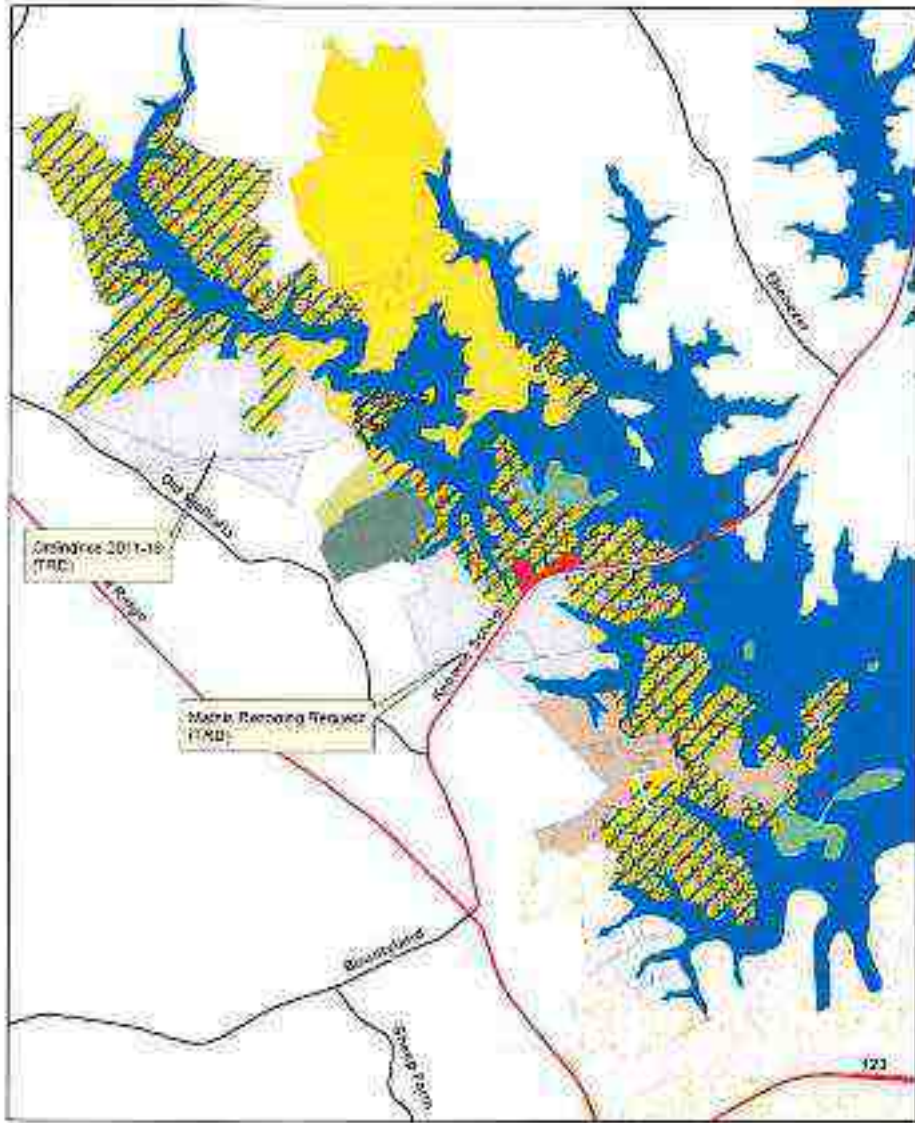
Staff Recommendation

- This rezoning request is located predominately in the residential area on the FLUM;
- The districts requested as well as all public input requesting a particular district complies with the Comprehensive Plan and with what Council has previously adopted in the FLUM area
- We recommend that those parcels part of a subdivision be kept with the zoning of the subdivision of which they are apart
- The Commission should consider all public input received to date;
- Staff has developed other alternatives for consideration based upon public input.

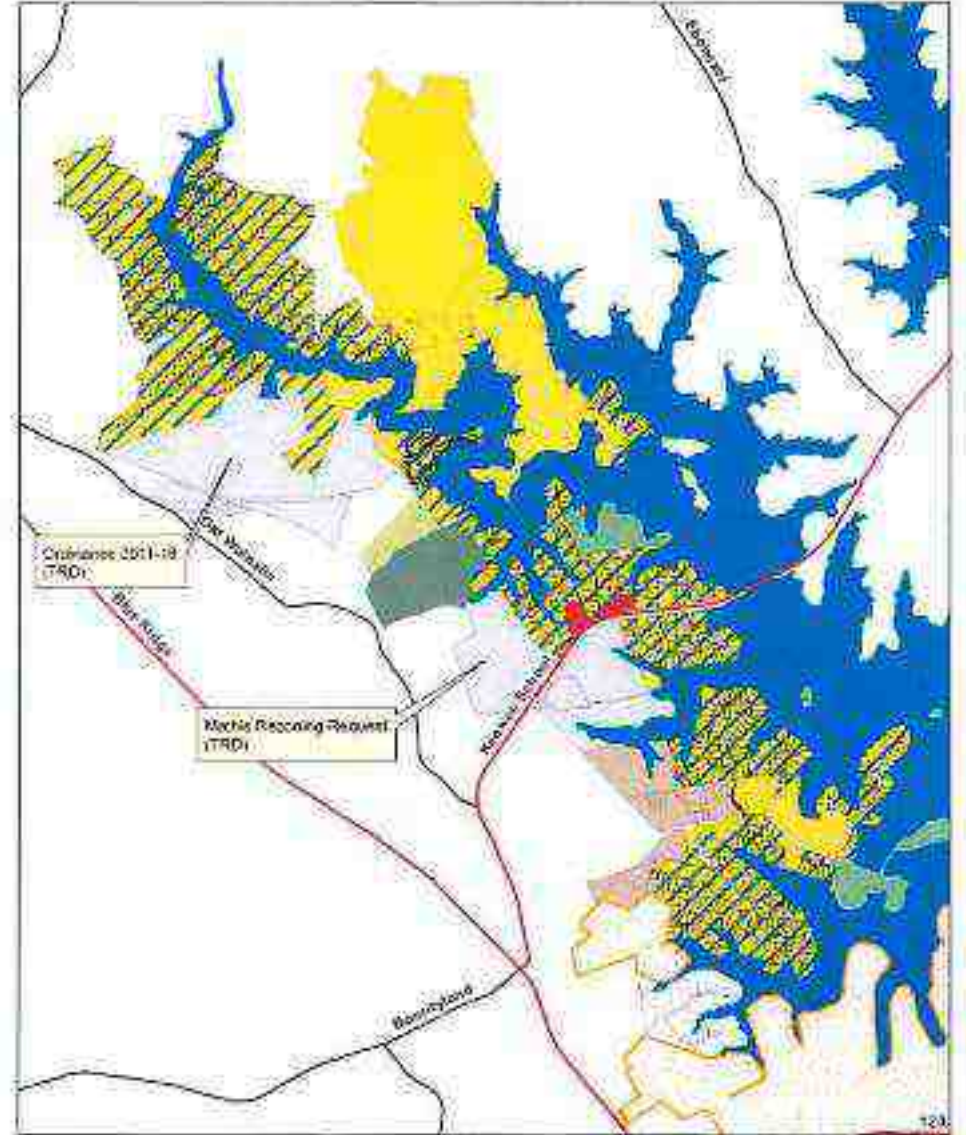
Map as Petitioned



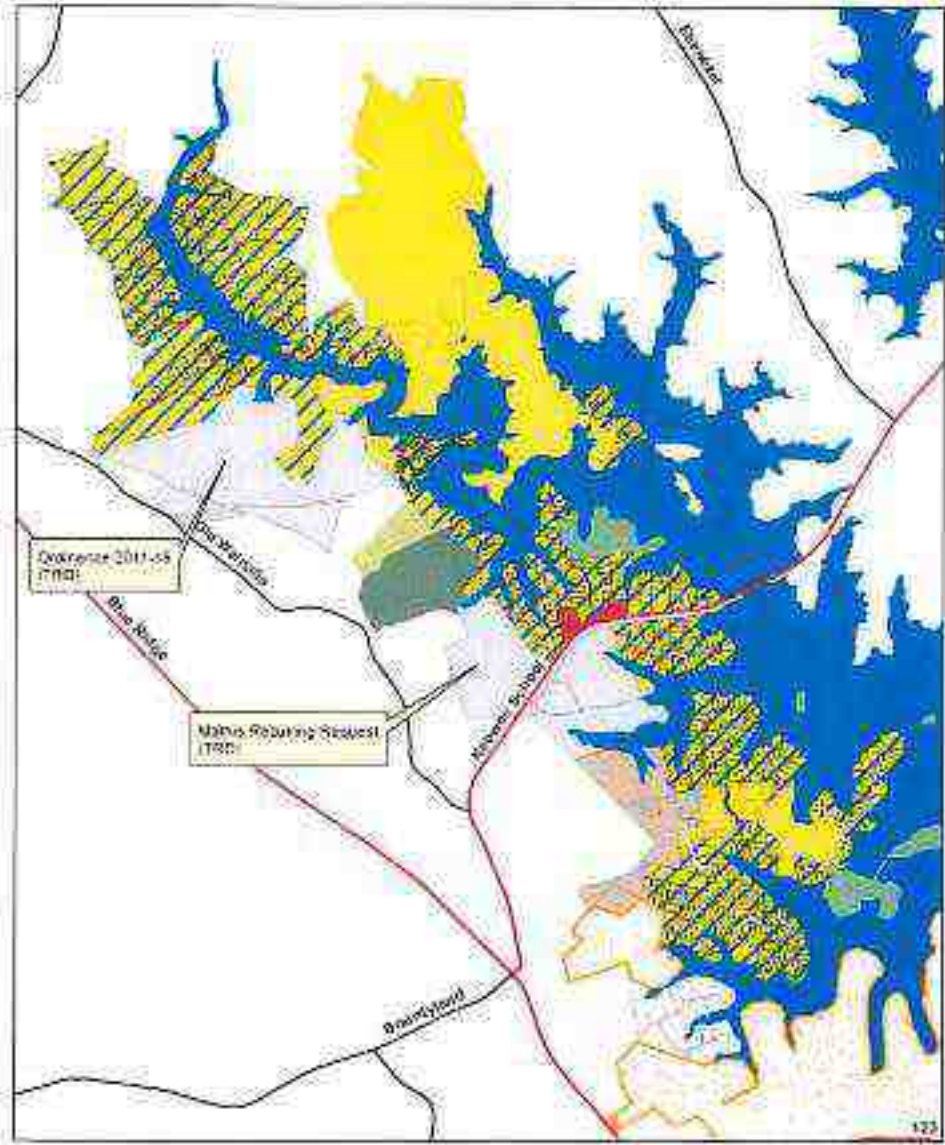
Consideration 1 (shown last meeting)



Consideration 2 (shown last meeting)



Consideration (updated to reflect input)



**STATE OF SOUTH CAROLINA
COUNTY OF OCONEE
ORDINANCE NO. 2011-23**

AN ORDINANCE TO AMEND THE OCONEE COUNTY ZONING ENABLING ORDINANCE, ORDINANCE 2007-19, IN CERTAIN LIMITED REGARDS AND PARTICULARS, ONLY, AS TO REZONE A SERIES OF PARCELS SPECIFIED HEREIN, AND TO RATIFY AND AFFIRM ALL OTHER PROVISIONS OF ORDINANCE 2007-18 NOT AMENDED OR MODIFIED HEREBY; AND OTHER MATTERS RELATING THERETO

WHEREAS, Oconee County, South Carolina (the "County"), a body politic and corporate and a political subdivision of the State of South Carolina, acting by and through its County Council (the "County Council"), is authorized by the South Carolina Local Government Comprehensive Planning Enabling Act of 1994 (the "Act"), codified in Title 6, Chapter 29 of the South Carolina Code of Laws, 1976, as amended (the "Code") to adopt zoning regulations and districts; and,

WHEREAS, Oconee County Council has heretofore, by and through its Zoning Enabling Ordinance, 2007-18, finally adopted on November 6, 2008 (the "Zoning Enabling Ordinance", or "ZEO"), codified at Chapter 38 of the Oconee Code of Ordinances (the "Oconee County Code"), adopted such zoning regulations and districts in accordance with and consistent with the Oconee County comprehensive land use plan; and,

WHEREAS, subsequent to the adoption of the Zoning Enabling Ordinance, a request for rezoning a series of parcels pursuant to provisions established in the Ordinance was duly presented to County Council; and,

WHEREAS, in accordance with the Act and the Zoning Enabling Ordinance, Oconee County Council has referred such matters to the Oconee County Planning Commission for their review, particularly regarding the proposed amendment's compliance with the Oconee County Comprehensive Plan. The Oconee County Planning Commission has, in fact, reviewed the rezoning request, and recommendations of the Oconee County Planning staff, and by at least a majority vote affirmed its opinion that the proposed changes are in compliance with the Comprehensive Plan, and has made certain recommendations concerning adoption of the changes by County Council. The Oconee County Council has considered the recommendation of the Oconee County Planning Commission, and the Oconee County Planning Department, held a public hearing, duly noticed and advertised, as required by law, to receive the comments of the public, finds that such comments and recommendations are correct and necessary, and desires to amend the Zoning Enabling Ordinance, as codified at Chapter 38 of the Oconee County Code of Ordinances, in certain limited particulars only, based on the review, comments, and recommendations of the Oconee County Planning Commission, the Oconee County Planning staff, and the public, and to otherwise ratify and reaffirm the Zoning Enabling Ordinance and other provisions of Chapter 38 of the Oconee County Code of Ordinances not specifically or by implication amended hereby.

NOW, THEREFORE, it is hereby ordained by the Oconee County Council, in meeting duly assembled that:

1. Chapter 38 of the Oconee County Code of Ordinances is hereby amended, as follows, and in the following details, only:
 - A. The following parcels, listed below, previously zoned in the Control-Free District (CFD), and duly identified on the Official Zoning Map to be in the

Control-Free District, are hereby rezoned, and shall be in the Agricultural Residential District (ARD), and shown as such on the Official Zoning Map in the manner depicted in Appendix A of this Ordinance. Each parcel, and associated uses and activities conducted thereupon, shall be subject to all standards, limitations, and requirements established for the District in Chapter 38 of the Code.

Parcel (Tax Identification Number)

192-00-04-002	208-00-01-041	208-00-01-105	208-00-03-009
208-00-01-003	208-00-01-050	208-00-01-110	208-00-03-030
208-00-01-011	208-00-01-057	208-00-03-003	208-00-03-037
208-00-01-019	208-00-01-074	208-00-03-004	208-00-03-078
208-00-01-027	208-00-01-095	208-00-03-006	208-00-03-093
208-00-01-039	208-00-01-098	208-00-03-007	208-00-03-095

B. The following parcels, listed below, previously zoned in the Control-Free District (CFD), and duly identified on the Official Zoning Map to be in the Control-Free District, are hereby rezoned, and shall be in the Conservation District (CD), and shown as such on the Official Zoning Map in the manner depicted in Appendix A of this Ordinance. Each parcel, and associated uses and activities conducted thereupon, shall be subject to all standards, limitations, and requirements established for the District in Chapter 38 of the Code.

Parcel (Tax Identification Number)

192-00-04-006

C. The following parcels, listed below, previously zoned in the Control-Free District (CFD), and duly identified on the Official Zoning Map to be in the Control-Free District, are hereby rezoned, and shall be in the Lake Residential District (LRD), and shown as such on the Official Zoning Map in the manner depicted in Appendix A of this Ordinance. Each parcel, and associated uses and activities conducted thereupon, shall be subject to all standards, limitations, and requirements established for the District in Chapter 38 of the Code.

Parcel (Tax Identification Number):

162-00-01-011	177-00-01-050	177-00-01-180	177-00-02-168	177-01-02-018
162-00-01-012	177-00-01-051	177-00-01-181	177-00-02-169	177-01-02-019
162-00-01-016	177-00-01-052	177-00-01-182	177-00-02-170	177-01-02-020
162-00-01-031	177-00-01-053	177-00-01-183	177-00-02-172	177-01-02-021
177-00-01-002	177-00-01-054	177-00-02-007	177-00-02-174	177-01-02-022
177-00-01-003	177-00-01-055	177-00-02-010	177-00-02-175	177-01-02-023
177-00-01-004	177-00-01-056	177-00-02-031	177-00-02-176	177-01-02-024
177-00-01-008	177-00-01-057	177-00-02-039	177-00-02-180	177-01-03-001
177-00-01-009	177-00-01-058	177-00-02-041	177-00-02-183	177-01-03-002
177-00-01-010	177-00-01-059	177-00-02-044	177-00-02-185	177-01-04-001
177-00-01-015	177-00-01-060	177-00-02-045	177-00-02-186	177-01-04-002
177-00-01-016	177-00-01-061	177-00-02-048	177-00-02-187	177-01-04-003
177-00-01-017	177-00-01-062	177-00-02-049	177-00-02-192	177-01-04-005
177-00-01-018	177-00-01-063	177-00-02-068	177-00-02-194	177-01-04-006
177-00-01-019	177-00-01-064	177-00-02-093	177-00-02-195	177-01-04-007
177-00-01-020	177-00-01-065	177-00-02-138	177-00-02-196	177-01-04-008
177-00-01-021	177-00-01-066	177-00-02-139	177-00-02-197	177-01-04-009

177-00-01-022	177-00-01-067	177-00-02-140	177-01-01-002	177-01-04-010
177-00-01-023	177-00-01-068	177-00-02-141	177-01-01-005	177-01-04-011
177-00-01-024	177-00-01-069	177-00-02-142	177-01-01-007	177-01-04-012
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177-00-01-028	177-00-01-073	177-00-02-146	177-01-01-013	177-02-02-002
177-00-01-029	177-00-01-074	177-00-02-147	177-01-01-014	177-02-02-003
177-00-01-030	177-00-01-075	177-00-02-148	177-01-01-015	177-02-02-004
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177-00-01-033	177-00-01-078	177-00-02-151	177-01-01-018	177-02-02-007
177-00-01-034	177-00-01-079	177-00-02-152	177-01-01-020	177-02-02-008
177-00-01-035	177-00-01-080	177-00-02-153	177-01-01-021	177-02-02-009
177-00-01-036	177-00-01-081	177-00-02-154	177-01-02-001	177-02-02-010
177-00-01-037	177-00-01-082	177-00-02-155	177-01-02-002	177-02-02-011
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177-00-01-042	177-00-01-090	177-00-02-160	177-01-02-007	177-02-02-016
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177-00-01-046	177-00-01-100	177-00-02-164	177-01-02-013	177-02-02-021
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208-00-01-032	208-00-03-056	208-01-02-009	208-01-04-008	208-02-01-012
208-00-01-033	208-00-03-062	208-01-02-010	208-01-04-009	208-02-01-013
208-00-01-034	208-00-03-063	208-01-02-011	208-01-04-010	208-02-02-001
208-00-01-035	208-00-03-065	208-01-02-012	208-01-04-011	208-02-02-002
208-00-01-036	208-00-03-066	208-01-02-013	208-01-04-013	208-02-02-003
208-00-01-037	208-00-03-067	208-01-02-014	208-01-04-014	208-02-02-004
208-00-01-038	208-00-03-068	208-01-02-015	208-01-04-015	208-02-02-005
208-00-01-043	208-00-03-069	208-01-02-016	208-01-04-016	208-02-02-006
208-00-01-047	208-00-03-071	208-01-02-017	208-01-04-017	208-02-02-007
208-00-01-048	208-00-03-072	208-01-02-018	208-01-04-018	208-02-02-008
208-00-01-052	208-00-03-073	208-01-02-019	208-01-04-019	208-02-02-009
208-00-01-053	208-00-03-074	208-01-02-020	208-01-04-020	208-02-02-010
208-00-01-055	208-00-03-079	208-01-02-022	208-01-04-021	208-02-02-011
208-00-01-056	208-00-03-081	208-01-02-023	208-01-04-022	208-02-03-001
208-00-01-060	208-00-03-082	208-01-02-026	208-01-04-023	208-02-03-002
208-00-01-061	208-00-03-083	208-01-02-027	208-01-04-024	208-02-03-003
208-00-01-062	208-00-03-084	208-01-02-028	208-01-04-025	208-02-03-004
208-00-01-063	208-00-03-085	208-01-03-001	208-01-04-026	208-02-03-005
208-00-01-064	208-00-03-086	208-01-03-002	208-01-04-027	208-02-03-006
208-00-01-065	208-00-03-087	208-01-03-003	208-01-04-028	208-02-03-007
208-00-01-066	208-00-03-088	208-01-03-005	208-01-04-029	208-02-03-008
208-00-01-069	208-00-03-089	208-01-03-006	208-01-04-031	208-02-03-009
208-00-01-071	208-00-03-090	208-01-03-007	208-01-04-032	208-02-03-010
208-00-01-077	208-00-03-091	208-01-03-009	208-01-04-034	208-02-03-011
208-00-01-078	208-00-03-092	208-01-03-010	208-01-04-036	208-02-03-012
208-00-01-079	208-01-01-002	208-01-03-011	208-01-04-038	208-02-03-013
208-00-01-083	208-01-01-003	208-01-03-012	208-01-04-039	208-02-03-014

208-00-01-084	208-01-01-004	208-01-03-014	208-01-04-040	208-02-03-015
208-00-01-085	208-01-01-006	208-01-03-015	208-01-04-042	208-02-03-016
208-00-01-086	208-01-01-007	208-01-03-016	208-01-05-001	208-02-03-017
208-00-01-087	208-01-01-008	208-01-03-017	208-01-05-002	208-02-03-018
208-00-01-088	208-01-01-009	208-01-03-018	208-01-05-003	208-02-03-019
208-00-01-091	208-01-01-010	208-01-03-019	208-01-05-005	208-02-03-020
208-00-01-096	208-01-01-011	208-01-03-022	208-01-05-011	208-02-03-021
208-00-03-012	208-01-01-012	208-01-03-023	208-01-06-001	208-02-03-022
208-00-03-025	208-01-01-013	208-01-03-025	208-02-01-001	208-02-03-023
208-00-03-026	208-01-01-014	208-01-03-026	208-02-01-002	208-02-03-024
208-00-03-027	208-01-01-015	208-01-03-027	208-02-01-003	208-02-03-025
208-00-03-028	208-01-01-016	208-01-03-028	208-02-01-004	208-03-01-001
208-00-03-029	208-01-02-001	208-01-03-031	208-02-01-005	208-03-01-002
208-00-03-052	208-01-02-002	208-01-03-032	208-02-01-006	208-03-01-003
	208-01-02-003	208-01-04-001	208-02-01-007	208-03-01-004
	208-01-02-004	208-01-04-004	208-02-01-008	208-03-01-005
208-03-01-007	208-04-03-005	208-05-01-001	208-05-01-024	208-06-01-002
208-03-01-008	208-04-03-006	208-05-01-002	208-05-01-025	208-06-01-003
208-03-01-009	208-04-03-007	208-05-01-003	208-05-01-026	208-06-01-004
208-03-01-010	208-04-03-008	208-05-01-004	208-05-01-027	208-06-01-005
208-03-01-011	208-04-03-009	208-05-01-005	208-05-01-028	208-06-01-006
208-03-01-012	208-04-03-010	208-05-01-006	208-05-01-029	208-06-01-007
208-03-01-013	208-04-03-011	208-05-01-007	208-05-01-030	208-06-01-008
208-04-01-001	208-04-03-012	208-05-01-008	208-05-01-031	208-06-01-009
208-04-01-002	208-04-03-013	208-05-01-009	208-05-01-032	208-06-01-010
208-04-01-003	208-04-03-014	208-05-01-010	208-05-01-033	208-06-01-011
208-04-01-004	208-04-03-015	208-05-01-012	208-05-01-034	208-06-01-012
208-04-01-005	208-04-03-016	208-05-01-013	208-05-01-035	208-06-01-013
208-04-01-006	208-04-03-017	208-05-01-014	208-05-01-036	208-06-01-014
208-04-01-007	208-04-03-018	208-05-01-015	208-05-01-037	
208-04-02-001	208-04-03-019	208-05-01-016	208-05-01-038	
208-04-02-002	208-04-03-020	208-05-01-017	208-05-01-039	
208-04-02-003	208-04-03-021	208-05-01-018	208-05-01-040	
208-04-02-004	208-04-03-022	208-05-01-019	208-05-01-041	
208-04-03-001	208-04-03-023	208-05-01-020	208-05-01-042	
208-04-03-002	208-04-03-024	208-05-01-021	208-05-01-043	
208-04-03-003	208-04-03-025	208-05-01-022	208-05-01-044	

D. The following parcels, listed below, previously zoned in the Control-Free District (CFD), and duly identified on the Official Zoning Map to be in the Control-Free District, are hereby rezoned, and shall be in the Public and Recreational Lands District (PRLD), and shown as such on the Official Zoning Map in the manner depicted in Appendix A of this Ordinance. Each parcel, and associated uses and activities conducted thereupon, shall be subject to all standards, limitations, and requirements established for the District in Chapter 38 of the Code.

Parcel (Tax Identification Number)

193-00-02-013	208-00-02-001	208-00-03-013
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E. The following parcels, listed below, previously zoned in the Control-Free District (CFD), and duly identified on the Official Zoning Map to be in the Control-Free District, are hereby rezoned, and shall be in the Residential District (RD), and shown as such on the Official Zoning Map in the manner depicted in Appendix A of this Ordinance. Each parcel, and associated uses and activities conducted thereupon, shall be subject to all standards, limitations, and requirements established for the District in Chapter 38 of the Code.

Parcel (Tax Identification Number)

162-00-03-004	177-00-02-177	193-00-02-024	208-00-01-104	208-00-03-061
177-00-02-011	177-00-02-178	193-00-02-025	208-00-01-108	208-00-03-064
177-00-02-012	177-00-02-179	193-00-02-026	208-00-03-010	208-00-03-076
177-00-02-015	193-00-02-004	208-00-01-009	208-00-03-011	208-00-03-080
177-00-02-016	193-00-02-006	208-00-01-010	208-00-03-033	208-00-03-094
177-00-02-018	193-00-02-018	208-00-01-028	208-00-03-058	
177-00-02-052	193-00-02-019	208-00-01-082	208-00-03-059	
177-00-02-092	193-00-02-021	208-00-01-093	208-00-03-060	

2. All other parts and provisions of the Oconee County Code of Ordinances not amended hereby, either explicitly or by implication, remain in full force and effect. The Zoning Enabling Ordinance, Ordinance 2007-18, and Chapter 38 of the Oconee County Code of Ordinances as amended hereby, are hereby ratified and affirmed, *ab initio*.
3. Should any part or provision of this Ordinance be deemed unconstitutional or unenforceable by any court of competent jurisdiction, such determination shall not affect the rest and remainder of this Ordinance, all of which is hereby deemed separable.
4. All ordinances, orders, resolutions, and actions of Oconee County Council inconsistent herewith are, to the extent of such inconsistency only, hereby repealed, revoked, and rescinded.
5. This Ordinance shall take effect and be in full force and effect from and after third reading and enactment by Oconee County Council.

ORDAINED in meeting, duly assembled, this ____ day of _____, 2012.

OCONEE COUNTY, SOUTH CAROLINA

By: _____
 Joel Thrift, Chairman, County Council
 Oconee County, South Carolina

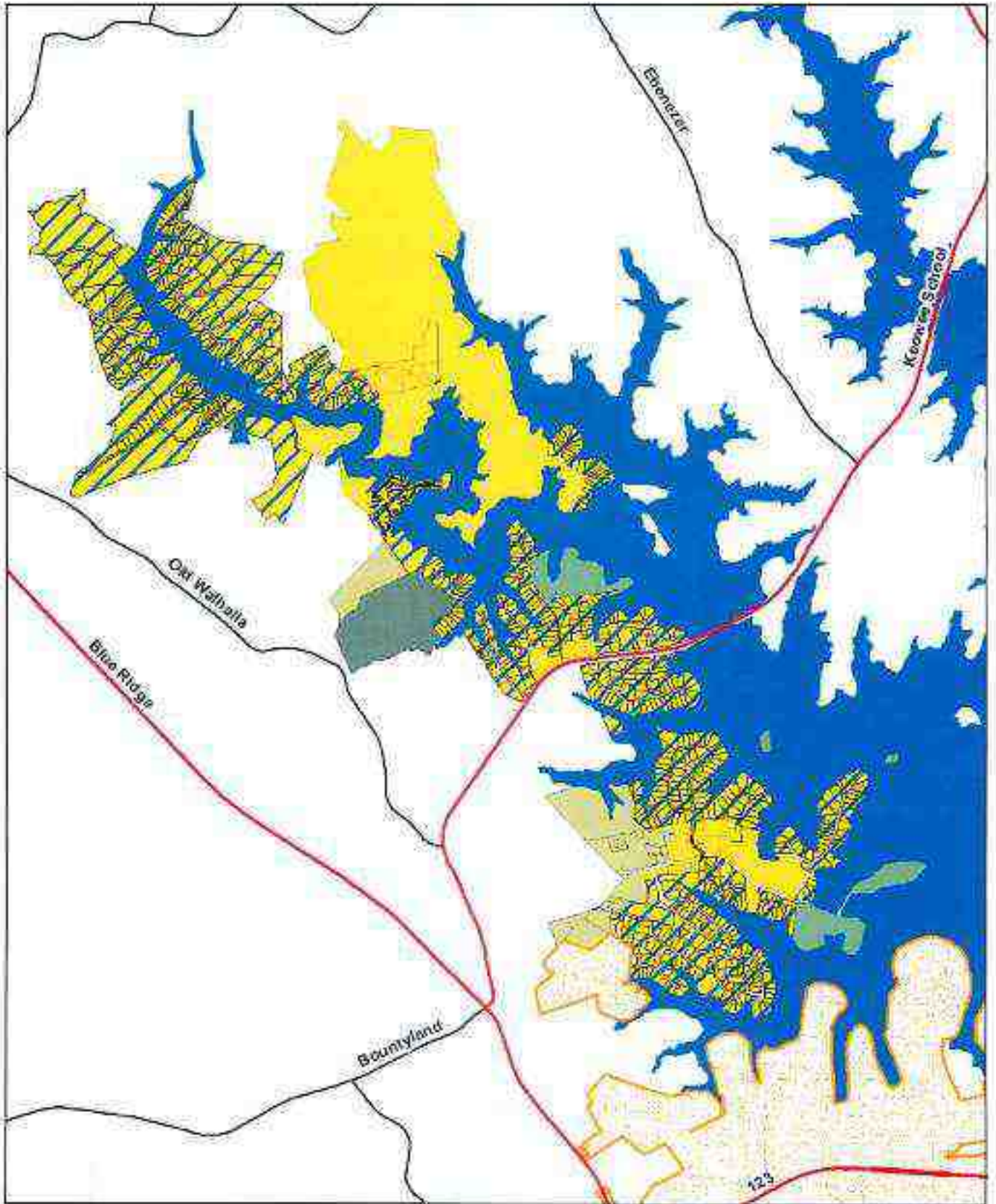
ATTEST:

By: _____
 Elizabeth G. Hulse, Clerk to County Council
 Oconee County, South Carolina

First Reading: September 6, 2011
 Second Reading: January 17, 2012
 Public Hearing:
 Third Reading:

APPENDIX A

Parcels Rezoned by Ordinance 2011-23



Ref: Council Initiated Rezoning # 1 PRLD

**AGENDA ITEM SUMMARY
OCONEE COUNTY, SC**

COUNCIL MEETING DATE: January 3, 2011
COUNCIL MEETING TIME: 6:00 PM

ITEM TITLE OR DESCRIPTION:

2nd Reading of Ordinance 2011-25: "AN ORDINANCE TO AMEND THE OCONEE COUNTY ZONING ENABLING ORDINANCE, ORDINANCE 2007-18, IN CERTAIN LIMITED REGARDS AND PARTICULARS, ONLY, AS TO REZONE A SERIES OF PARCELS SPECIFIED HEREIN, AND TO RATIFY AND AFFIRM ALL OTHER PROVISIONS OF ORDINANCE 2007-18 NOT AMENDED OR MODIFIED HEREBY; AND OTHER MATTERS RELATING THERETO"

BACKGROUND OR HISTORY:

Council took first reading in caption only on September 6, 2011 and sent the issue to the Planning Commission for review. The Commission heard the matter at their regularly scheduled meeting on November 7, 2011. After receiving public comment and staff's presentation; the Commission voted to recommend all parcels to be zoned into the Public and Recreational Lands District.

Council tabled discussion of this ordinance at their January 3, 2012 meeting; requesting staff to review and remove any parcels associated with the Oconee Joint Regional Sewer Authority. This review has been completed and 11 parcels were removed from the ordinance.

SPECIAL CONSIDERATIONS OR CONCERNS:

Staff was asked to contact the appropriate agencies requesting input. Staff received feedback from the Lands Program Manager, Francis Marion and Sumter National Forest. See attached staff presentation to the Planning Commission.

COMPLETE THIS PORTION FOR ALL PROCUREMENT REQUESTS:

Does this request follow Procurement Ordinance #2001-15 guidelines? Yes / No [review #2001-15 on Procurement's website]

If no, explain briefly: N/A

STAFF RECOMMENDATION:

Take second reading and schedule the required public.

FINANCIAL IMPACT:

None Anticipated

COMPLETE THIS PORTION FOR ALL GRANT REQUESTS:

Are Matching Funds Available: Yes / No

If yes, who is matching and how much: N/A

ATTACHMENTS

Copy of Ordinance 2011-25 written to reflect the Planning Commission's recommendation;
The Planning Commission minutes pertaining specifically to Ordinance 2011-25, a copy of staff's presentation to the Commission.

Reviewed By/ Initials:

_____ County Attorney _____ Finance _____ Grants _____ Procurement

Submitted or Prepared By:

Approved for Submittal to Council:

Heaven J. Cobley

_____ Department Head/Elected Official

_____ Scott Moulder, County Administrator

Council has directed that they receive their agenda packages a week prior to each Council meeting, therefore, Agenda Items Summaries must be submitted to the Administrator for his review/approval no later than 12 days prior to each Council meeting. It is the Department Head / Elected Officials responsibility to ensure that all approvals are obtained prior to submission to the Administrator for inclusion on an agenda.

A calendar with due dates marked may be obtained from the Clerk to Council.

Planning Commission Meeting Minutes from 11-7-2011

Item 4: Discussion and/or Consideration of Ordinance 2011-25, referenced as Public Land Request

BJ Littleton spoke against rezoning ordinance 2011-25.

Mr. Gadsby reviewed the staff presentation with the Commission.

Mr. Abbott made a motion to recommend County Council take no additional action on this ordinance. Mr. Moore seconded the motion. Discussion followed. The motion failed 2-5, with Ms. Heller, Ms. McPhail, Mr. Lyle, Mr. Gilster, and Chairman Honea opposed.

Ms. Heller made a motion to recommend County Council rezone all public and recreational lands as outlined in ordinance 2011-25. Discussion followed. Mr. Gilster seconded the motion. The motion passed 5-2, with Mr. Moore and Mr. Abbott opposed.

**STATE OF SOUTH CAROLINA
COUNTY OF OCONEE
ORDINANCE NO. 2011-25**

AN ORDINANCE TO AMEND THE OCONEE COUNTY ZONING ENABLING ORDINANCE, ORDINANCE 2007-18, IN CERTAIN LIMITED REGARDS AND PARTICULARS, ONLY, AS TO REZONE A SERIES OF PARCELS SPECIFIED HEREIN, AND TO RATIFY AND AFFIRM ALL OTHER PROVISIONS OF ORDINANCE 2007-18 NOT AMENDED OR MODIFIED HEREBY; AND OTHER MATTERS RELATING THERETO

WHEREAS, Oconee County, South Carolina (the "County"), a body politic and corporate and a political subdivision of the State of South Carolina, acting by and through its County Council (the "County Council"), is authorized by the South Carolina Local Government Comprehensive Planning Enabling Act of 1994 (the "Act"), codified in Title 6, Chapter 29 of the South Carolina Code of Laws, 1976, as amended (the "Code") to adopt zoning regulations and districts; and,

WHEREAS, Oconee County Council has heretofore, by and through its Zoning Enabling Ordinance, 2007-18, finally adopted on November 6, 2008 (the "Zoning Enabling Ordinance", or "ZEO"), codified at Chapter 38 of the Oconee Code of Ordinances (the "Oconee County Code"), adopted such zoning regulations and districts in accordance with and consistent with the Oconee County comprehensive land use plan; and,

WHEREAS, subsequent to the adoption of the Zoning Enabling Ordinance, a request for rezoning a series of parcels pursuant to provisions established in the Ordinance was duly presented to County Council; and,

WHEREAS, in accordance with the Act and the Zoning Enabling Ordinance, Oconee County Council has referred such matters to the Oconee County Planning Commission for their review, particularly regarding the proposed amendment's compliance with the Oconee County Comprehensive Plan. The Oconee County Planning Commission has, in fact, reviewed the rezoning request, and recommendations of the Oconee County Planning staff, and by at least a majority vote affirmed its opinion that the proposed changes are in compliance with the Comprehensive Plan, and has made certain recommendations concerning adoption of the changes by County Council. The Oconee County Council has considered the recommendation of the Oconee County Planning Commission, and the Oconee County Planning Department, held a public hearing, duly noticed and advertised, as required by law, to receive the comments of the public, finds that such comments and recommendations are correct and necessary, and desires to amend the Zoning Enabling Ordinance, as codified at Chapter 38 of the Oconee County Code of Ordinances, in certain limited particulars only, based on the review, comments, and recommendations of the Oconee County Planning Commission, the Oconee County Planning staff, and the public, and to otherwise ratify and reaffirm the Zoning Enabling Ordinance and other provisions of Chapter 38 of the Oconee County Code of Ordinances not specifically or by implication amended hereby.

NOW, THEREFORE, it is hereby ordained by the Oconee County Council, in meeting duly assembled that:

1. Chapter 38 of the Oconee County Code of Ordinances is hereby amended, as follows, and in the following details, only:

A. The following parcels, listed below, previously zoned in the Control-Free District (CFD), and duly identified on the Official Zoning Map to be in the Control-Free District, are hereby rezoned, and shall be in the Public and Recreational Lands District (PRLD), and shown as such on the Official Zoning Map in the manner depicted in Appendix A of this Ordinance. Each parcel, and associated uses and activities conducted thereupon, shall be subject to all standards, limitations, and requirements established for the District in Chapter 38 of the Code.

Parcel (Tax Identification Number)

009-00-01-001	154-00-01-012	242-00-01-001	339-00-01-007
011-00-01-001	158-00-01-002	242-00-01-002	339-00-01-044
013-00-01-001	158-00-01-072	253-00-03-074	340-00-06-052
029-00-01-001	186-00-04-011	256-00-01-006	340-00-07-001
029-00-01-002	189-00-02-005	256-00-01-015	343-00-01-002
030-00-01-002	189-00-02-067	256-00-01-017	
031-00-02-003	190-00-01-028	257-00-01-016	
038-00-02-005	190-00-01-043	257-00-01-034	
043-00-01-006	190-00-03-052	257-01-02-016	
044-00-01-001	196-00-01-001	268-00-03-066	
048-00-01-004	196-00-02-001	268-00-03-089	
048-00-01-006	196-00-03-032	268-00-03-096	
048-00-01-018	197-00-01-001	268-00-03-104	
072-00-01-001	201-00-01-045	276-00-01-042	
074-00-02-017	201-00-01-048	283-00-03-001	
087-00-02-021	211-00-02-031	283-00-03-004	
089-00-01-001	211-00-03-009	283-00-03-022	
094-00-01-001	226-00-01-001	283-00-03-029	
104-00-03-006	226-00-03-001	294-00-01-004	
113-00-01-004	226-00-04-008	294-00-01-010	
113-00-01-007	228-00-01-041	294-00-01-011	
114-00-03-075	233-00-01-009	305-00-01-228	
125-00-01-001	233-00-01-033	312-00-02-048	
126-00-01-016	236-00-03-010	312-00-02-069	
126-00-01-017	241-00-01-008	313-00-01-004	
128-00-02-002	241-00-01-011	314-00-02-017	
136-00-03-012	241-00-02-006	322-00-01-001	
140-00-01-023	241-00-02-007	330-00-01-025	
149-00-01-004	241-00-03-001	337-00-04-013	

2. All other parts and provisions of the Oconee County Code of Ordinances not amended hereby, either explicitly or by implication, remain in full force and effect. The Zoning Enabling Ordinance, Ordinance 2007-18, and Chapter 38 of the Oconee County Code of Ordinances as amended hereby, are hereby ratified and affirmed, *ab initio*.
3. Should any part or provision of this Ordinance be deemed unconstitutional or unenforceable by any court of competent jurisdiction, such determination shall not affect the rest and remainder of this Ordinance, all of which is hereby deemed separable.
4. All ordinances, orders, resolutions, and actions of Oconee County Council inconsistent herewith are, to the extent of such inconsistency only, hereby repealed, revoked, and rescinded.
5. This Ordinance shall take effect and be in full force and effect from and after third reading and enactment by Oconee County Council.

ORDAINED in meeting, duly assembled, this ____ day of _____, 2012.

OCONEE COUNTY, SOUTH CAROLINA

By: _____
Joel Thrift, Chairman, County Council
Oconee County, South Carolina

ATTEST:

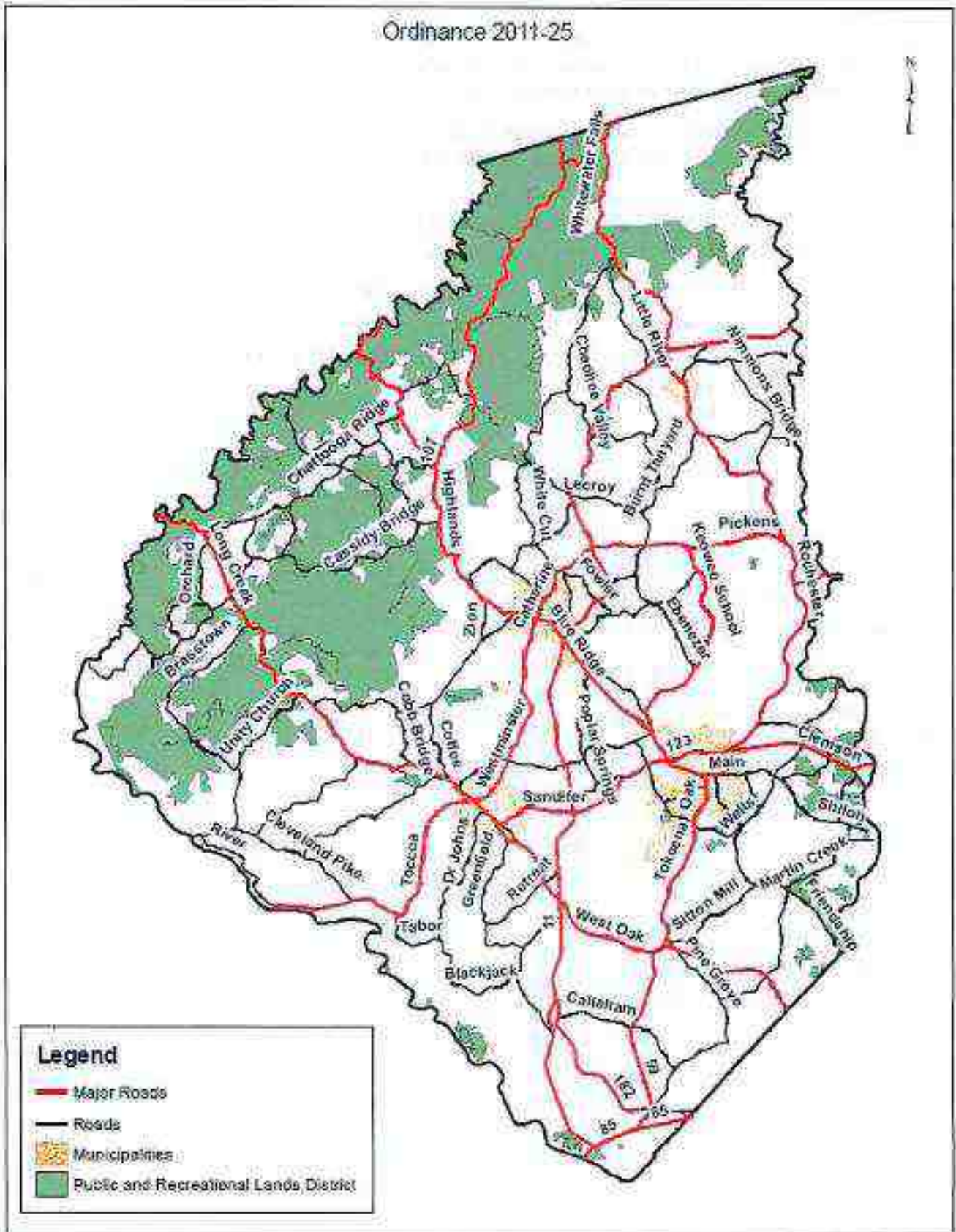
By: _____
Elizabeth G. Hulse, Clerk to County Council
Oconee County, South Carolina

First Reading: September 6, 2011
Second Reading: January 17, 2012
Public Hearing:
Third Reading:

APPENDIX A

Parcels Rezoned by Ordinance 2011-25

Ordinance 2011-25



AGENDA ITEM SUMMARY
OCONEE COUNTY, SC

COUNCIL MEETING DATE: January 17, 2012
COUNCIL MEETING TIME: 6:00 PM

ITEM TITLE OR DESCRIPTION:

First Reading (In Caption Only) of Ordinance 2012-04: "AN ORDINANCE TO AMEND THE OCONEE COUNTY ZONING ENABLING ORDINANCE, ORDINANCE 2007-18, IN CERTAIN LIMITED REGARDS AND PARTICULARS, ONLY, AS TO REZONE A SERIES OF PARCELS SPECIFIED HEREIN, AND TO RATIFY AND AFFIRM ALL OTHER PROVISIONS OF ORDINANCE 2007-18 NOT AMENDED OR MODIFIED HEREBY; AND OTHER MATTERS RELATING THERETO"

BACKGROUND OR HISTORY:

The proposed Ordinance 2011-04 stems from a citizen-initiated rezoning request submitted by Mr. Bill Watson. The request consists of 27 parcels consisting of approximately 1,000 acres in the Westminster area of Oconee County. The parcels are located in the rural and rural suburban areas on the Future Land Use Map. As submitted all parcels would be rezoned into Traditional Rural District. Petitions containing the signatures of at least 51% of the owners of the parcels in the request area were submitted in support of the proposal.

SPECIAL CONSIDERATIONS OR CONCERNS:

None

COMPLETE THIS PORTION FOR ALL PROCUREMENT REQUESTS:

Does this request follow Procurement Ordinance #2001-15 guidelines? Yes / No (review #2001-15 on Procurement's website)
If no, explain briefly: N/A

STAFF RECOMMENDATION:

Take First Reading (In Caption Only) of Ordinance 2012-04, and refer the matter to the Planning Commission for the required review.

FINANCIAL IMPACT:

None Anticipated

COMPLETE THIS PORTION FOR ALL GRANT REQUESTS:

Are Matching Funds Available: Yes / No
If yes, who is matching and how much: N/A

ATTACHMENTS:

Maps of rezoning proposal as submitted, and the request's location on the Future Land Use Map.

Reviewed By/ Initials:

_____ County Attorney _____ Finance _____ Grants _____ Procurement

Submitted or Prepared By:

Ann T. Lobb

Department Head/Elected Official

Approved for Submittal to Council:

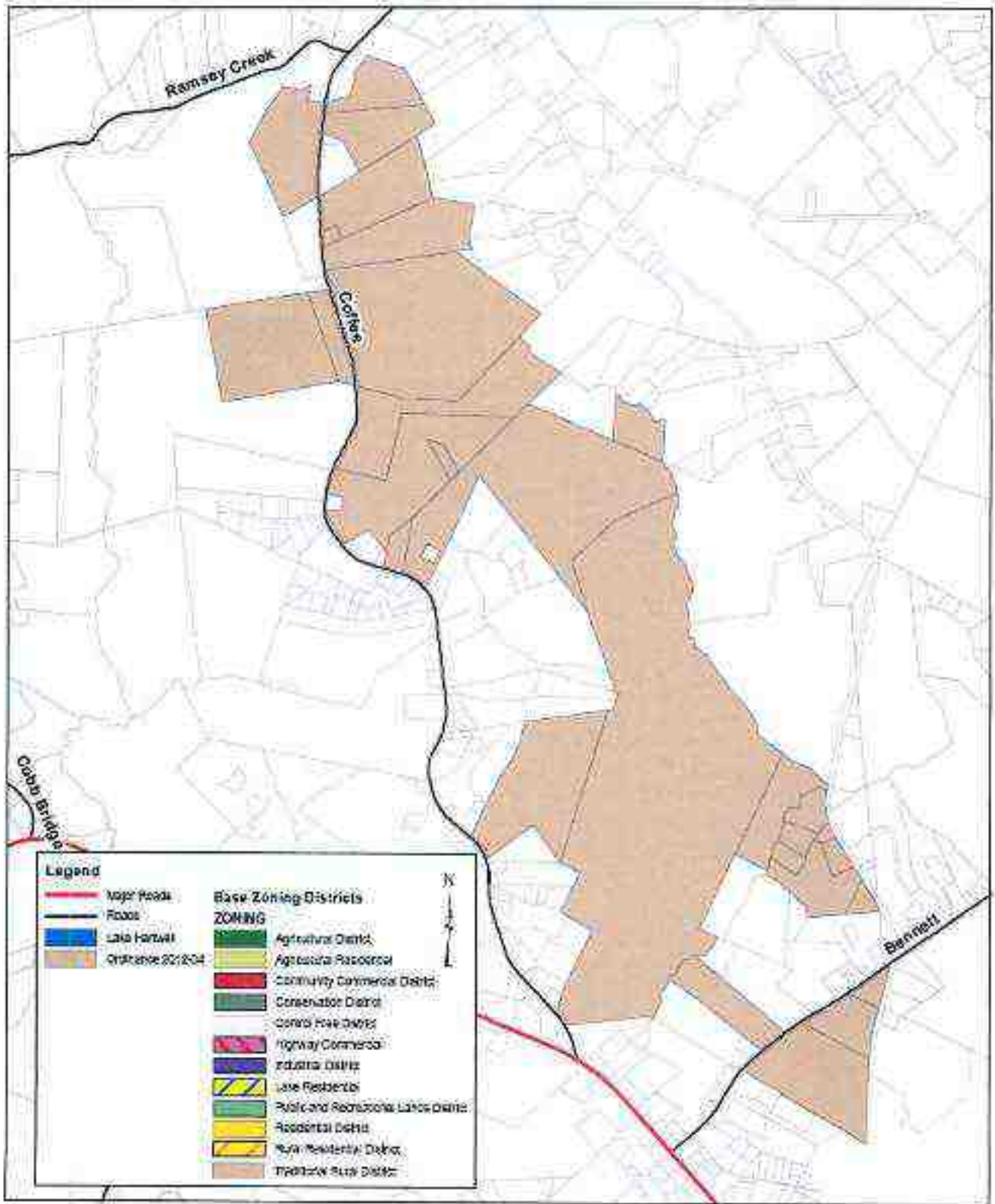
Scott Moulder

Scott Moulder, County Administrator

Council has directed that they receive their agenda packages a week prior to each Council meeting, therefore, Agenda Items Summaries must be submitted to the Administrator for his review/approval no later than 12 days prior to each Council meeting. It is the Department Head / Elected Officials responsibility to ensure that all approvals are obtained prior to submission to the Administrator for inclusion on an agenda.

A calendar with due dates marked may be obtained from the Clerk to Council.

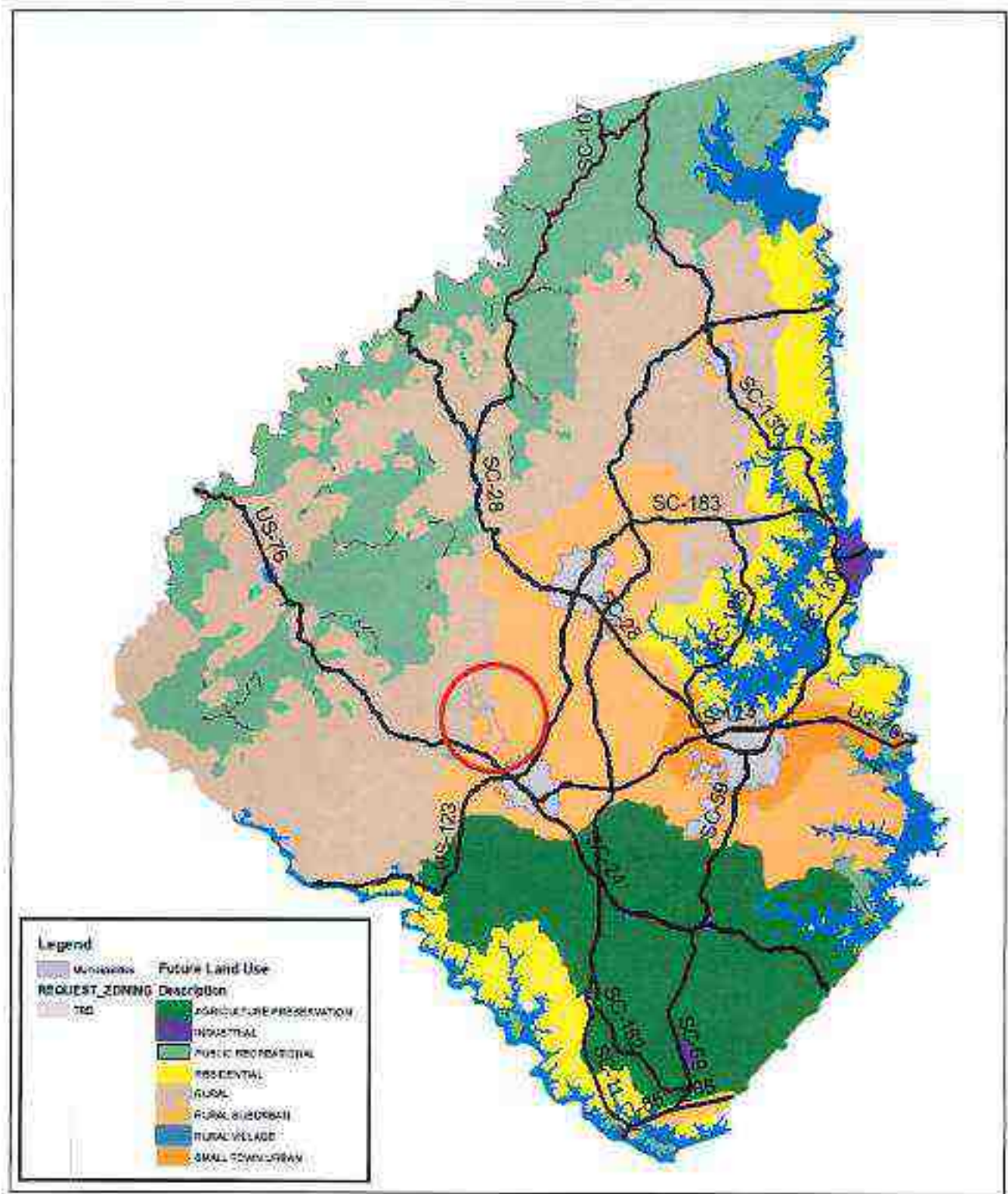
Proposed Ordinance #2012-04 Watson Request (As Petitioned)



Council has directed that they receive their agenda packages a week prior to each Council meeting, therefore, Agenda Item Summaries must be submitted to the Administrator for his review/approval no later than 12 days prior to each Council meeting. It is the Department Head / Elected Officials responsibility to ensure that all approvals are obtained prior to submission to the Administrator for inclusion on an agenda.

A calendar with due dates marked may be obtained from the Clerk to Council.

Ordinance 2012-04 Watson Rezoning Proposal (as submitted) Future Land Use Map Location



Council has directed that they receive their agenda packages a week prior to each Council meeting, therefore, Agenda Item Summaries must be submitted to the Administrator for his review/approval no later than 12 days prior to each Council meeting. It is the Department Head / Elected Official's responsibility to ensure that all approvals are obtained prior to submission to the Administrator for inclusion on an agenda.

A calendar with due dates marked may be obtained from the Clerk to Council.

**AGENDA ITEM SUMMARY
OCONEE COUNTY, SC**

**COUNCIL MEETING DATE: January 17, 2010
COUNCIL MEETING TIME: 6:00 PM**

ITEM TITLE [Brief Statement]:

Up to \$10,000 Request from Council Contingency.
Cost to county (after reimbursement) is estimated to be \$8,000. Requesting up to \$10,000 should the SEC reimbursement fall slightly shorter than expected. (With the intent to use only the actual amount necessary to cover the costs)

BACKGROUND DESCRIPTION:

As a result of the State Supreme Court Ruling, Counties will hold the Republican Presidential Preference Primary [RPPP] on January 21, 2012, with costs to be reimbursed to counties as a normal primary. Balance after reimbursement to be absorbed by the counties. State Rep. Party will not cover this cost as originally stated.

SPECIAL CONSIDERATIONS OR CONCERNS [only if applicable]:

None

FINANCIAL IMPACT [Brief Statement]:

Check Here if Item Previously approved in the Budget. No additional information required.

NO, not currently budgeted. We are requesting transfer from the Council Contingency Account in the amount of up to \$10,000.

Approved by : _____ Finance

COMPLETE THIS PORTION FOR ALL GRANT REQUESTS:

Are Matching Funds Available: Yes / No
If yes, who is matching and how much:

Approved by : _____ Grants

ATTACHMENTS

STAFF RECOMMENDATION [Brief Statement]:

It is the staff's recommendation that Council transfer to Registration & Elections up to \$10,000 to assist with holding the Republican Presidential Preference Primary [RPPP] on January 21, 2012.

Submitted or Prepared By:

Approved for Submittal to Council:

Joy Brooks
Department Head/Elected Official

T. Scott Moulder, County Administrator

Council has directed that they receive their agenda packages a week prior to each Council meeting, therefore, Agenda Items Summaries must be submitted to the Administrator for his review/approval no later than 12 days prior to each Council meeting. It is the Department Head / Elected Officials responsibility to ensure that all approvals are obtained prior to submission to the Administrator for inclusion on an agenda.

A calendar with due dates marked may be obtained from the Clerk to Council.

T. Scott Moulder
Administrator
Oconee County
Administrative Offices
415 South Pine Street
Waltham, SC 29691

Phone: 864 638-4245
Fax: 864 638-4246

Email:
tmoulder@oconeeexp.com

COUNCIL

Paul Cortell
District I

Wayne McCal
District II

Archie Barber
District III

Joel Thrift
District IV
Chairman

Reginald L. Dexter
District V

Administrator's Report Oconee County Council

January 17, 2012

Transportation

- Finalizing the Easement and Right-Of-Way agreement for Cobb Bridge continues
- Rock Quarry entrance culverts replaced
- Countywide bridge deficiencies are being studied; full report by mid-year
- Echo Hills driveway from Hwy. 11 extended

Real Estate, Facilities & Land Management

- Airport T-Hangar Construction – project complete

Golden Corner Commerce Park

- Secured Seamon, Whiteside and Associates to conduct Master Plan
- Sewer feasibility study results expected by end of the week

Airport Perimeter Fence

- Installation forthcoming

Incubator Site at Brown Building

- Renovations have begun and the upper portion (office area) is complete
- The lower portion (bay areas and office areas) walls are being demped and prices are being gotten for renovations.

Chau Ram Park Ranger House

- Staff continues to construct house / will be complete by the end of April

Budget, Finance & Administration

Reassessment

- Staff continues to work on final appeals and continue to make database corrections
- Looking forward to conducting next reassessment in-house, beginning planning phases of process

FY 2013 Budget

- Administrator and staff are currently working on FY 2012 budget packets
- Full budget workshop to be scheduled after Feb. 7 Council Retreat

Efficiency Study Underway

- Efficiency study results to be presented at Council Retreat on Feb. 7

Administrator Notes

- We have filled three (3) positions:
 - Mr. Glenn Braed as Assistant County Administrator for Emergency and External Services
 - Mr. Charlie King as Fire Chief
 - Mr. David Stokes as Building Codes Director
- Sewer expansion at the site of the new Waltham High School complete (payment forthcoming)
- Working with staff for the identification of potential sites for rural fire substations.



**OCONEE COUNTY, SOUTH CAROLINA
GENERAL FUND REVENUE BUDGET REPORT
JULY 1, 2011 to DECEMBER 31,2011**

DESCRIPTION	BUDGET	Year To Date Actual	REMAINING BALANCE	PERCENT COLLECTED
PROPERTY TAX	31,315,601	14,863,466	16,452,135	47%
INTERGOVERNMENTAL	3,128,300	729,328	2,398,972	23%
LICENSES, PERMITS & FEES	3,115,386	1,369,723	1,745,663	44%
FINES & FORFEITURES	600,500	160,886	439,614	27%
CHARGES FOR SERVICE	1,378,640	880,913	497,727	64%
INVESTMENT INCOME	400,000	84,168	315,832	21%
MISCELLANEOUS REVENUE	179,763	43,547	136,216	24%
SALE OF ASSETS	30,000	8,733	21,267	29%
TRANSFER-IN	828,402	25,133	803,269	3%
CAPITAL LEASE	1,614,812	1,614,812	0	100%
APPROPRIATED FUND BALANCE	552,236			
	43,143,640	19,780,709	22,810,695	47%

OCONEE COUNTY
SUMMARY BUDGET REPORT BY DEPARTMENT
July 1, 2011 to December 31, 2011

	BUDGETED	YEAR TO DATE	PERCENT EXPENDED
ADMINISTRATOR'S OFFICE	695,109	190,474	30%
AIRPORT	815,767	516,790	62%
ANIMAL CONTROL	498,857	272,562	52%
ASSESSOR	1,275,756	696,727	49%
AUDITOR	437,475	222,688	51%
BRD OF ASSESSMENT APPEALS	11,868	1,136	10%
BUILDING CODES	488,342	228,366	47%
BUILDING MAINTENANCE	1,078,666	534,765	48%
CHAU RAM PARK	188,911	94,816	50%
CLERK OF COURT	705,248	359,926	51%
COMMUNICATIONS	1,739,957	635,656	36%
CORONER	155,992	74,278	48%
COUNTY COUNCIL	709,800	125,627	18%
DELEGATION	82,779	40,226	49%
DEPT OF SOCIAL SERVICES	11,500	5,857	51%
DIRECT AID	2,894,406	2,602,865	89%
ECONOMIC DEVELOPMENT	484,136	187,992	39%
EMERGENCY SERVICES	2,418,827	793,874	29%
FINANCE DEPARTMENT	560,895	308,187	55%
HEALTH DEPARTMENT	109,751	39,075	36%
HIGH FALLS PARK	281,133	127,025	45%
HUMAN RESOURCES	885,481	732,455	82%
INFORMATION TECHNOLOGY	1,467,553	659,375	43%
LAW ENFORCEMENT CENTER	3,221,756	1,310,669	41%
LIBRARY	1,342,010	663,879	49%
MAGISTRATE	670,238	368,744	55%
NON-DEPARTMENTAL	779,400	474,934	61%
PARKS, RECREATION, & TOUR	535,547	322,538	59%
PLANNING DEPARTMENT	231,264	129,460	56%
PROBATE COURT	360,440	186,091	51%
PROCUREMENT	191,964	97,400	51%
PUBLIC DEFENDER	150,000	75,000	43%
REGISTER OF DEEDS	313,534	156,961	50%
REGISTRATION & ELECTIONS	175,294	93,761	53%
ROAD DEPARTMENT	3,933,409	1,516,667	38%
SHERIFF	6,411,305	3,385,156	52%
SOIL & WATER CONSERVATION	55,551	28,957	52%
SOLICITOR	597,956	310,661	52%
SOLID WASTE DEPARTMENT	3,838,850	1,693,967	43%
SOUTH COVE PARK	291,019	119,649	41%
TAX COLLECTOR	426,369	258,434	48%
TRANSFERS OUT	81,804	0	0%
TREASURER	517,664	246,591	48%
VEHICLE MAINTENANCE	843,471	430,139	51%
VETERANS' AFFAIRS	176,586	89,908	51%
	<u>43,143,640</u>	<u>21,410,309</u>	<u>49%</u>

OCONEE COUNTY
DETAIL BUDGET REPORT BY DEPARTMENT
July 1, 2011 to December 31, 2011

	BUDGETED	YEAR TO DATE	PERCENT EXPENDED
ADMINISTRATOR'S OFFICE			
Personnel	332,321	114,825	35%
Operating	260,688	33,571	13%
Capital	42,100	42,078	100%
	<u>695,109</u>	<u>190,474</u>	
AIRPORT			
Personnel	270,217	137,601	51%
Operating	528,471	368,519	70%
Capital	28,574	10,670	37%
	<u>815,767</u>	<u>516,790</u>	
ANIMAL CONTROL			
Personnel	253,772	129,633	51%
Operating	244,825	116,611	48%
Capital	26,985	26,319	98%
	<u>498,857</u>	<u>272,562</u>	
ASSESSOR			
Personnel	857,569	461,101	54%
Operating	569,456	235,626	41%
	<u>1,275,756</u>	<u>696,727</u>	
AUDITOR			
Personnel	344,820	180,427	52%
Operating	92,655	42,261	46%
	<u>437,475</u>	<u>222,688</u>	
BRD OF ASSESSMENT APPEALS			
Personnel	10,468	1,056	10%
Operating	1,400	81	6%
	<u>11,868</u>	<u>1,136</u>	
BUILDING CODES			
Personnel	441,483	216,659	49%
Operating	46,859	11,706	25%
	<u>488,342</u>	<u>228,366</u>	
BUILDING MAINTENANCE			
Personnel	530,117	271,767	51%
Operating	541,200	227,535	42%
Capital	42,349	35,462	84%
	<u>1,078,666</u>	<u>534,765</u>	
CHAU RAM PARK			
Personnel	147,011	76,380	52%
Operating	26,100	8,001	31%
Capital	15,800	10,435	66%
	<u>188,911</u>	<u>94,816</u>	

OCONEE COUNTY
DETAIL BUDGET REPORT BY DEPARTMENT
July 1, 2011 to December 31, 2011

		BUDGETED	YEAR TO DATE	PERCENT EXPENDED
CLERK OF COURT				
	Personnel	539,945	280,750	52%
	Operating	140,449	79,175	56%
	Capital	24,854	0	0%
		<u>705,248</u>	<u>359,926</u>	
COMMUNICATIONS				
	Personnel	1,153,279	544,937	47%
	Operating	211,690	87,137	41%
	Capital	380,000	3,582	1%
		<u>1,739,957</u>	<u>635,656</u>	
CORONER				
	Personnel	77,537	40,036	52%
	Operating	78,135	34,242	44%
		<u>155,992</u>	<u>74,278</u>	
COUNTY COUNCIL				
	Personnel	125,601	67,278	54%
	Operating	584,199	58,349	10%
		<u>709,800</u>	<u>125,627</u>	
DELEGATION				
	Personnel	66,354	33,906	51%
	Operating	16,425	6,321	38%
		<u>82,779</u>	<u>40,226</u>	
DEPT OF SOCIAL SERVICES				
	Operating	11,500	5,857	51%
		<u>11,500</u>	<u>5,857</u>	
DIRECT AID				
	Operating	2,917,130	2,602,865	89%
		<u>2,894,406</u>	<u>2,602,865</u>	
ECONOMIC DEVELOPMENT				
	Personnel	242,532	97,653	40%
	Operating	211,660	58,796	28%
	Capital	31,544	31,544	100%
		<u>484,136</u>	<u>187,992</u>	
EMERGENCY SERVICES				
	Personnel	1,238,844	428,428	35%
	Operating	1,117,554	212,166	19%
	Capital	400,279	153,279	38%
		<u>2,418,827</u>	<u>793,874</u>	
FINANCE DEPARTMENT				
	Personnel	494,295	256,385	52%
	Operating	66,600	51,803	78%
		<u>560,895</u>	<u>308,187</u>	

**OCONEE COUNTY
 DETAIL BUDGET REPORT BY DEPARTMENT
 July 1, 2011 to December 31, 2011**

	BUDGETED	YEAR TO DATE	PERCENT EXPENDED
HEALTH DEPARTMENT			
Operating	109,751	39,075	36%
	<u>109,751</u>	<u>39,075</u>	
HIGH FALLS PARK			
Personnel	188,848	97,931	52%
Operating	95,312	29,094	31%
	<u>281,133</u>	<u>127,025</u>	
HUMAN RESOURCES			
Personnel	220,171	115,132	52%
Operating	670,460	617,322	92%
	<u>885,481</u>	<u>732,455</u>	
INFORMATION TECHNOLOGY			
Personnel	611,303	287,771	47%
Operating	526,232	191,725	36%
Capital	409,885	179,879	44%
	<u>1,467,553</u>	<u>659,375</u>	
LAW ENFORCEMENT CENTER			
Personnel	2,261,290	995,830	44%
Operating	916,374	314,839	34%
Capital	48,912	0	0%
	<u>3,221,756</u>	<u>1,310,669</u>	
LIBRARY			
Personnel	1,024,985	527,515	51%
Operating	317,025	136,365	43%
	<u>1,342,010</u>	<u>663,879</u>	
MAGISTRATE			
Personnel	538,325	276,762	51%
Operating	109,913	70,904	65%
Capital	22,000	21,078	96%
	<u>670,238</u>	<u>368,744</u>	
NON-DEPARTMENTAL			
Operating	780,925	474,934	61%
	<u>779,400</u>	<u>474,934</u>	
PARKS, RECREATION, & TOUR			
Personnel	258,716	139,573	54%
Operating	261,269	160,026	61%
Capital	22,956	22,939	100%
	<u>535,547</u>	<u>322,538</u>	
PLANNING DEPARTMENT			
Personnel	195,214	100,504	51%
Operating	14,050	7,974	57%
Capital	22,000	20,981	95%
	<u>231,264</u>	<u>129,460</u>	

OCONEE COUNTY
DETAIL BUDGET REPORT BY DEPARTMENT
July 1, 2011 to December 31, 2011

	BUDGETED	YEAR TO DATE	PERCENT EXPENDED
PROBATE COURT			
Personnel	324,945	170,778	53%
Operating	37,987	15,313	40%
	<u>360,440</u>	<u>186,091</u>	
PROCUREMENT			
Personnel	178,114	92,814	52%
Operating	13,850	4,586	33%
	<u>191,964</u>	<u>97,400</u>	
PUBLIC DEFENDER			
Operating	175,000	75,000	43%
	<u>150,000</u>	<u>75,000</u>	
REGISTER OF DEEDS			
Personnel	228,734	119,125	52%
Operating	84,800	37,835	45%
	<u>313,534</u>	<u>156,961</u>	
REGISTRATION & ELECTIONS			
Personnel	116,574	58,816	50%
Operating	58,720	34,945	60%
	<u>175,294</u>	<u>93,761</u>	
ROAD DEPARTMENT			
Personnel	2,014,009	999,074	50%
Operating	955,488	483,877	51%
Capital	989,242	33,715	3%
	<u>3,933,409</u>	<u>1,516,667</u>	
SHERIFF			
Personnel	5,247,918	2,712,001	52%
Operating	952,224	429,620	45%
Capital	250,000	243,534	97%
	<u>6,411,305</u>	<u>3,385,156</u>	
SOIL & WATER CONSERVATION			
Personnel	38,751	20,642	53%
Operating	16,800	8,315	49%
	<u>55,551</u>	<u>28,957</u>	
SOLICITOR			
Personnel	596,456	310,534	52%
Operating	1,500	127	8%
	<u>597,956</u>	<u>310,661</u>	
SOLID WASTE DEPARTMENT			
Personnel	1,763,275	891,971	51%
Operating	1,864,306	759,496	41%
Capital	314,520	42,500	14%
	<u>3,838,850</u>	<u>1,693,967</u>	

**OCONEE COUNTY
 DETAIL BUDGET REPORT BY DEPARTMENT
 July 1, 2011 to December 31, 2011**

	BUDGETED	YEAR TO DATE	PERCENT EXPENDED
SOUTH COVE PARK			
Personnel	177,949	88,711	50%
Operating	113,070	30,938	27%
	<u>291,019</u>	<u>119,649</u>	
TAX COLLECTOR			
Personnel	150,792	79,181	53%
Operating	384,027	179,253	47%
	<u>426,369</u>	<u>258,434</u>	
TRANSFERS OUT			
Operating	81,804	0	0%
	<u>81,804</u>	<u>0</u>	
TREASURER			
Personnel	346,981	179,867	52%
Operating	170,683	66,724	39%
	<u>517,664</u>	<u>246,591</u>	
VEHICLE MAINTENANCE			
Personnel	727,766	371,148	51%
Operating	91,900	35,234	38%
Capital	23,805	23,757	100%
	<u>843,471</u>	<u>430,139</u>	
VETERANS' AFFAIRS			
Personnel	167,986	87,768	52%
Operating	8,600	2,140	25%
	<u>176,586</u>	<u>89,908</u>	
	<u><u>43,143,640</u></u>	<u><u>21,410,309</u></u>	<u><u>49%</u></u>

**OCONEE COUNTY, SOUTH CAROLINA
 ROCK QUARRY FUND BUDGET REPORT
 JULY 1, 2011 to December 31, 2011**

DESCRIPTION	BUDGET	YEAR TO DATE ACTUAL	REMAINING BALANCE	PERCENT COLLECTED/ EXPENDED
REVENUE:				
ROCK SALES	3,600,000	1,456,053	2,143,947	40%
INVESTMENT INCOME	5,000	727	4,273	15%
CREDIT APPLICATION FEE	400	200	200	50%
GAIN ON SALE OF ASSET		368		
TOTAL REVENUE	3,605,400	1,457,348	2,148,420	40%
EXPENDITURE:				
PERSONNEL	907,059	471,182	435,877	52%
OPERATING	1,036,922	440,328	596,594	42%
DEPRECIATION	441,882	220,941	220,941	50%
CAPITAL	443,385	123,916	319,469	28%
TOTAL EXPENDITURES	2,829,248	1,256,367	1,572,881	44%

**OCONEE COUNTY, SOUTH CAROLINA
EMERGENCY SERVICES FUND BUDGET REPORT
JULY 1, 2011 to DECEMBER 31, 2011**

DESCRIPTION	BUDGET	YEAR TO DATE ACTUAL	REMAINING BALANCE	PERCENT COLLECTED/ EXPENDED
REVENUE:				
PROPERTY TAX REVENUE	1,278,874	627,928	650,946	49%
TOTAL REVENUE	1,278,874	627,928	650,946	51%
EXPENDITURE:				
OPERATING	56,400	26,036	30,364	46%
CAPITAL	788,000	28,095	759,905	4%
DIRECT AID TO DISTRICTS	1,226,000	607,743	618,257	50%
TOTAL EXPENDITURES	2,070,400	661,874	1,408,526	32%

Tuesday, January 17, 2012

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OCONEE COUNTY

South Carolina

"Land Beside the Water"

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Welcome to the Oconee County Council Calendar Page

Calendar Keys

CC County Council Meeting

Council Committees:

- BJO Budget, Finance & Administration Committee
- LEPSHW Law Enforcement, Public Safety, Health & Welfare Committee Meeting
- PAEC Planning & Economic Development Committee Meeting
- REFLM Real Estate, Facilities & Land Management Committee
- TRAN Transportation Committee

Other Meetings:

- CAP Capital Project Advisory Committee Meeting
- CONSER Conservation Bank Board Meeting

Council Calendar

Today: [View Data](#) 1/17/2012

December							January 2012							February			
Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon		
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
18	19	20	21	22	23	24	25	26	27	28	29	30	31				
31																	

8:30 AM - CALENDAR NOT ACTIVE UNTIL JANUARY 1, 2012
 9:30 AM - COUNTY OFFICES CLOSED
 9:00 PM - CC
 5:30 PM - LEPSHW - Cancelled
 6:30 PM - TRAN - Cancelled
 6:00 PM - CC
 10:00 AM - CAP

Oconee County
Council Office

T. Scott Moulder
Administrator

Oconee County
Administrative Offices
415 South Pine Street
Wahalla, SC 29691

Phone: 804 778 1023
Fax: 804 778 1029

E-mail:
tcoulter@ocooncsc.com

Paul Corbell
Vice Chairman
District I

Wayne McCall
District II

Archie Barron
District III

Joel Thrift
District IV
Chairman

Reginald J. Dexter
District V



.....LEGAL AD.....

**PLEASE ADVERTISE IN THE NEXT ISSUE
OF YOUR NEWSPAPER**

TO: DAILY JOURNAL [classadmgr@dailyjm.com]
DATE: December 15, 2011

The Oconee County Council will hold a Public Hearings on Tuesday, January 17, 2012 at 6:00 p.m. in County Council Chambers, Oconee Administrative Offices, 415 South Pine Street, Wahalla, SC 29691 regarding the following ordinances:

Ordinance 2011-19 (*Mathis Request*),
Ordinance 2011-24 (*Willow Land Request*), and
Ordinance 2011-31 (*Bayshore Request*)

all captioned as follows: "AN ORDINANCE TO AMEND THE OCONEE COUNTY ZONING ENABLING ORDINANCE, ORDINANCE 2007-18, IN CERTAIN LIMITED REGARDS AND PARTICULARS, ONLY, AS TO REZONE A SERIES OF PARCELS SPECIFIED HEREIN, AND TO RATIFY AND AFFIRM ALL OTHER PROVISIONS OF ORDINANCE 2007-18 NOT AMENDED OR MODIFIED HEREBY; AND OTHER MATTERS RELATING THERETO".

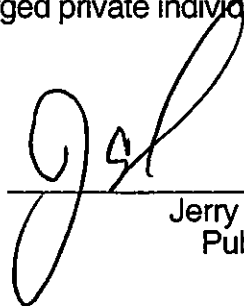
Any citizen wishing to speak at the meeting regarding this ordinance may do so by signing up at the meeting. Written comments may be submitted at any time prior to the hearing for inclusion in the official record of the meeting. Please submit written comments to the Clerk to Council, 415 South Pine Street, Wahalla, South Carolina, 29691.

PUBLISHER'S AFFIDAVIT

**STATE OF SOUTH CAROLINA
COUNTY OF OCONEE**

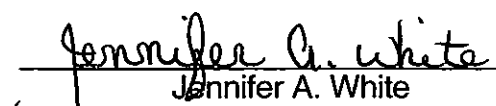
**IN RE: Oconee County Council
 Public Hearings
 January 17, 2012**

BEFORE ME the undersigned, a Notary Public for the State and County above named, this day personally came before me, Jerry Edwards, who being first duly sworn according to law, says that he is the Publisher of **THE JOURNAL**, a newspaper published Tuesday through Saturday in Seneca, SC and distributed in **Oconee County, Pickens County** and the Pendleton area of **Anderson County** and the notice (of which the annexed is a true copy) was inserted in said paper on December 17, 2011 and the rate charged therefore is not in excess of the regular rates charged private individuals for similar insertions.



Jerry Edwards
Publisher

Subscribed and sworn to before me this
19th day December A.D. 2011



Jennifer A. White
Notary Public for South Carolina
My Commission Expires: 05/18/2014

LEGALS

GRANT FOR THE FUTURE
 Services of personal care attendants for persons aged 65 and older are provided by the Pioneer County Council on Aging. For more information, call the office of Anna G. Hines, Executive Director, at 435-2411. The office is located at 447 S. Thurston, Corvallis, OR 97331. FAX: 435-2412. E-MAIL: anna.g.hines@pioneercounty.org

THE CLARENCE COURT
 The Council will hold a public hearing on Monday, January 11, 2012, at 10:00 AM in Courtroom 1 of the Courthouse, 400 South Administrative Services, 500 South Pine Street, Corvallis, OR 97331. Regarding the following matters:

Ordinance 2011-19
 Public Hearing
 Ordinance 2011-19
 Public Hearing
 Ordinance 2011-19
 Public Hearing

Ordinance 2011-19
 Public Hearing
 Ordinance 2011-19
 Public Hearing
 Ordinance 2011-19
 Public Hearing

Ordinance 2011-19
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 Ordinance 2011-19
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 Ordinance 2011-19
 Public Hearing

Ordinance 2011-19
 Public Hearing
 Ordinance 2011-19
 Public Hearing
 Ordinance 2011-19
 Public Hearing



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For more information call 541-552-3241 or 541-552-3242.

HOROSCOPES

ARIES (March 21-April 19): Take on responsibilities without making a fuss and show everyone what you're capable of doing. It will pay off monetarily in the end. The more you do, the more you'll receive. A relationship you thought was dead will get a second chance. ***

Taurus (April 20-May 20): You're not really going for you if it's your wishes. Don't be afraid to follow your heart. You'll want a lot from experience that will change you, love and romance are highlighted. Pursue a relationship that means a lot to you. ****

Gemini (May 21-June 20): Try your very best to find a compromise. You will pay off, and what you learn along the way will turn into a valuable commodity. By a new way of doing your job, you will be praised for your contribution. **

Cancer (June 21-July 21): Take effort placed in preparation for the future season will pay off. Your family will appreciate your thoughtfulness. Open your doors to friends and neighbors and you will build strong allies in your community. Welcome change and you'll get positive results. ***

Leo (July 22-Aug. 22): Don't let love overpower you. Get your ducks in a row. Enjoy the spirit of the festive season. The more you do, the more you will be appreciated. Short or long distance travel will shed a new light on an emotional situation. You feel. ***

Virgo (Aug. 23-Sept. 22): Analyzing a situation will confuse you and lead to an alternative. Take a walk and see a prospect. Being curious or seeking someone who challenges you must be avoided. If you can't wait to enter your relationship. ***

Libra (Sept. 23-Oct. 22): You need a change of scenery. A short trip or visiting a friend can do you good. A gift, bonus, settlement or debt is leading your way. Working with instructions or old partners can bring a favorable conclusion. ***

Scorpio (Oct. 23-Nov. 21): Don't let opportunity be your downfall. Place on your mind and make a move. Independence will cause you to lose control of the outcome. Love is in the stars, and action should be taken. ****

Sagittarius (Nov. 22-Dec. 21): Easy does it. You'll miss someone if you are too fast. Give time for love and you will get the same in return. Stick close to home and avoid any situation that can put you in a precarious position. Clear thinking will be required. **

Capricorn (Dec. 22-Jan. 19): You've got your finger on the pulse of whatever is going on around you. So make your move and make it count. Communication, romance and getting new personal goals will lead to greater security and happiness. ****

Aquarius (Jan. 20-Feb. 18): Take hold of your life and your future. Do your own thing and follow your heart. A good idea can turn into a business success. Have confidence in who you are and what you can do. A partnership must be monitored. ***

Pisces (Feb. 19-March 20): Reform from doing too much running about. You will face obstacles if you are too quick to judge others. Emotional support can be requested if you establish a partner or someone close to you. Self-deception will lead to self-doubt. ***

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